



25 Bishops Drive, Copplestone, EX17 5HR

Guide Price **£200,000**

HELMORES
SINCE 1699

25 Bishops Drive

Copplestone

- Detached coach house
- Village location
- Bus and rail route to Crediton / Exeter / Barnstaple
- 2 bedrooms and family bathroom
- Good sized living room and separate kitchen
- Parking and integral garage
- Ideal FTB or rental - easy to run and maintain
- No onward chain

A great opportunity to acquire a detached property with garage and parking at a great price. Located in a village setting with easy access to the village amenities and transport links, it's ideal for those on their own, as a couple or smaller families. The coach house (with the accommodation over the garages below) has been successfully rented for the past 10 years and at the time of writing, should the property be bought for renting out, the current tenant would be pleased to stay.



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The front door is central and gives access to the stairs up to the living level. There's good space with excellent storage for a modern property, plus the loft space too. The 2 bedrooms offer options in the layout (study/hobby room) and are served by a family bathroom. The living/dining room is of a good size and has plenty of light, as is the kitchen/breakfast room which has room for a small table.

There is gas fired central heating and double glazing throughout. The property also benefits from having its own garage (to the right of the front door) and parking in front.

Agents notes:

The other garages under are on long term peppercorn leases to the owner of the coach house. There is an annual service charge currently for the maintenance of the estate.

The photos are from our library for this property, not the current tenancy.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2023/24 - £1765.53

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

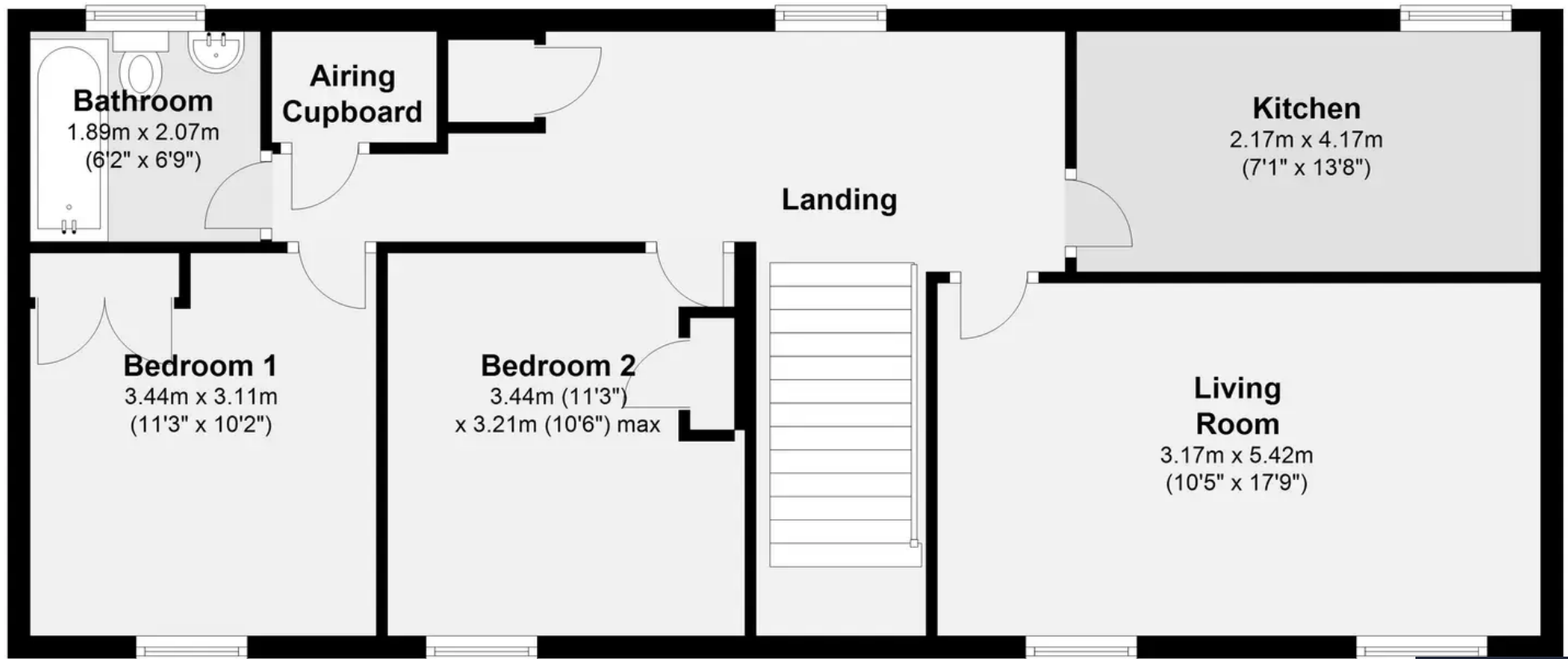
Tenure: Freehold



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Ground Floor

Approx. 71.8 sq. metres (773.1 sq. feet)



Total area: approx. 71.8 sq. metres (773.1 sq. feet)



Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.