



## 14 Shambles Drive, Copplestone, EX17 5HP

Guide Price £310,000

**HELMORES**  
SINCE 1699

# 14 Shambles Drive

Copplestone, Crediton

- Large semi-detached house
- Village cul-de-sac location
- 4 or 5 bedrooms with master ensuite
- Flexible layout over 3 floors
- Kitchen/diner opening onto garden
- Excellent rural walks nearby
- Bus and train stops within a short walk
- Car port and off-road parking
- No chain

Bellway built this development of Station Road, Bishops Drive and Shambles Drive in about 2008 and it's since become a popular development for a range of buyers. The fact that Copplestone is pretty much the centre of Devon means it's an ideal position from which to enjoy the county. The village itself has a shop and primary school plus there's regular bus and train services too from the village stops. The houses here are a mix from 2 bedroom houses and coach houses up to larger 4 and 5 bed roomed homes. This is one of the larger house types with a flexible layout and options on how to use the rooms for living space or bedrooms. The whole house has uPVC double glazing and has mains gas central heating (new boiler with the past couple of years).





On the ground floor is a good sized living room, dual aspect and with a separate door to outside adding to the flexibility. There's the ever important downstairs loo and a lovely kitchen/dining room with plenty of room for a table and chairs and French doors to the secure garden. On the first floor is the master bedroom with it's own ensuite shower room and another large room which could either make another living room or indeed a bedroom. Up again and there are 3 further bedrooms (one used as an office/store) and a family bathroom. Depending on your living arrangements, there's plenty of space here to have more than one reception room or office without having to compromise on bedrooms!

Outside, there's a landscaped front garden with planted beds and a central path. The rear garden sits to the side (accessed from the house via the kitchen/diner) and has been created to be suitable for all year round use with artificial grass but of course, someone may wish to change this. A gate in the corner of the garden leads to the parking area and this property has a car port and further parking to the rear under a nearby coach house (as you look at the front of the coach house, it's the second in from the right). Some people have put on garage doors and fenced the rear area.

The property is presented in very good condition and with the great location, the space on offer and the fact there's no chain, it's sure to attract good interest.

As with a lot of these properties, there is a 999 year lease from when it was built in 2008.

Please see the floorplan for room sizes.



Current Council Tax: Band D – Mid Devon 2023/24 – £2379.96

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

Broadband within this postcode: Superfast Enabled

Mains drainage and mains gas central heating

Listed: No

Tenure: Leasehold, 999 year lease from 2008 so there is approx. 983 years remaining. Quarterly payments are made to Meadfleet of £71.53 (2023/24) for upkeep of communal areas around the development.

**COPPLESTONE** is a 5-minute drive west of Crediton on the A377, a main route into the City of Exeter. A stone's throw to the southwest is Dartmoor National Park, renowned for its invigorating walks and sublime scenery. Previously a traditional farming hamlet, Copplestone has grown over the years, and now offers a fantastic selection of new-build, fully modern homes. This, coupled with its own primary school and locality to Queen Elizabeth's Community College in Crediton, makes it perfect for families moving to Devon. The village has a strong camaraderie between residents, with a local church holding many events. There is a 3m carved granite cross, found in the village centre of Saxon origin and steeped in mythology. There is also a shop/post office for convenience, and regular transport links (bus and train) towards Exeter, North Devon and Okehampton.

**DIRECTIONS** : For sat-nav use EX17 5HP and the What3Words address is [///needed.boomer.equivocal](https://www.what3words.com////needed.boomer.equivocal)

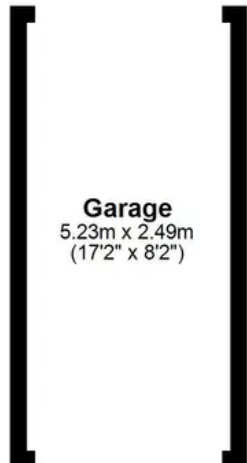
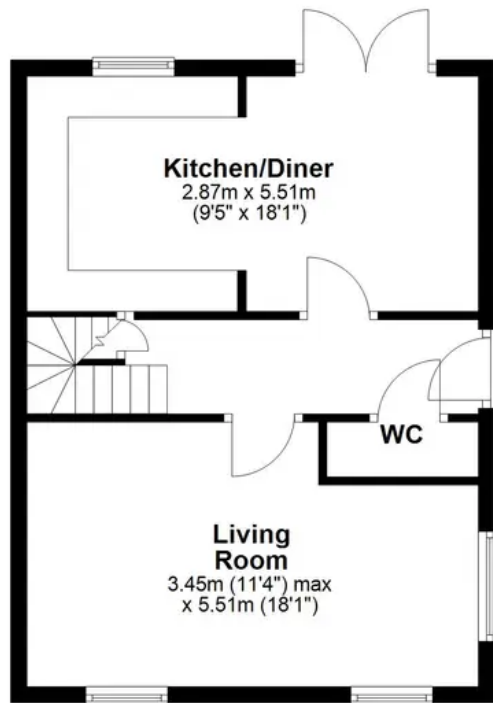
but if you want the traditional directions, please read on.

Enter Copplestone on the A377 from Crediton and go through the traffic lights at the bottom of the hill and bear right, staying on the A377. As you're leaving the village, take the right turn into Shambles Drive and bear around to the right and the property will be found on the left hand side.



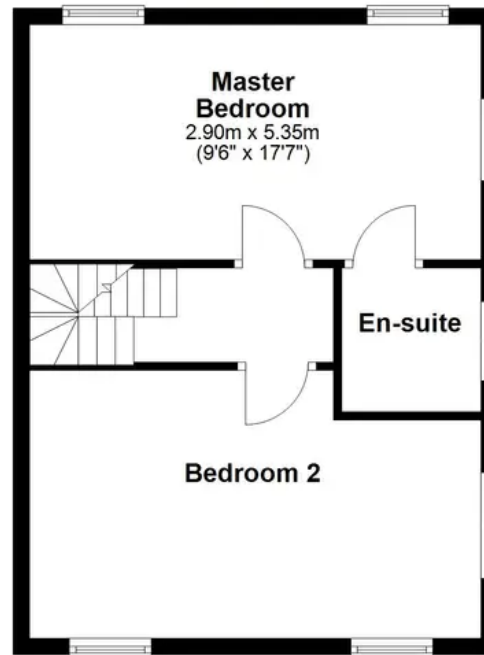
### Ground Floor

Approx. 55.2 sq. metres (593.8 sq. feet)



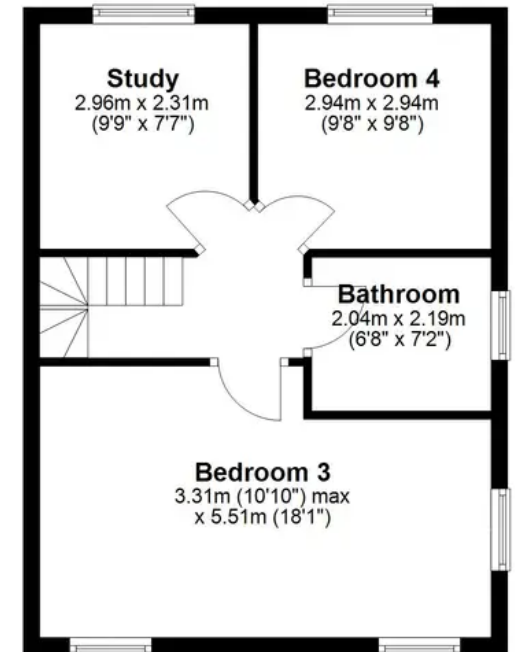
### First Floor

Approx. 41.5 sq. metres (446.5 sq. feet)



### Second Floor

Approx. 41.6 sq. metres (448.1 sq. feet)



Total area: approx. 138.3 sq. metres (1488.4 sq. feet)



## Helmores

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