



48 Shambles Drive, Copplestone EX17 5HP

Guide Price £255,000

HELMORES
SINCE 1699

48 Shambles Drive

Copplestone, Crediton

- Village location
- 3 beds with ensuite to master
- Large sociable kitchen
- Conservatory
- Spacious layout
- Walking distance to the train and bus
- Downstairs WC
- Plenty of storage
- Garage and enclosed garden

This spacious modern home is very well presented and has a characterful layout to both ground and first floor. Copplestone is the perfect location to enjoy village life and also have fantastic transport links via train and bus right on your doorstep.

The kitchen is a really sociable space with a large island, integrated NEFF dishwasher, Bosch double oven with gas hob and a large storage area under the stairs. There is a door that leads directly out to the garden. The main hall which has a downstairs WC is light and airy and because of the unique shape of the house, offers character in a modern home. The lounge has a fireplace with electric fire and there are double doors that lead into the conservatory.

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Upstairs there are 3 double bedrooms, the master with double fitted wardrobes and an ensuite stylishly decorated with dual shower head in the enclosed shower. The 2nd bedroom also accommodates a double fitted wardrobe. The master bathroom has been recently re-tiled and also has a dual shower head shower over the bath this time with a glass panel. There is uPVC double glazing throughout and gas central heating.

The garden is a well enclosed area with a gate that leads to a parking area and the garage, the garage has a door front and back and the parking space can be accessed through the garage.

Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2023/24 - £2269.96

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

Broadband within this postcode: 130mbs superfast enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Freehold

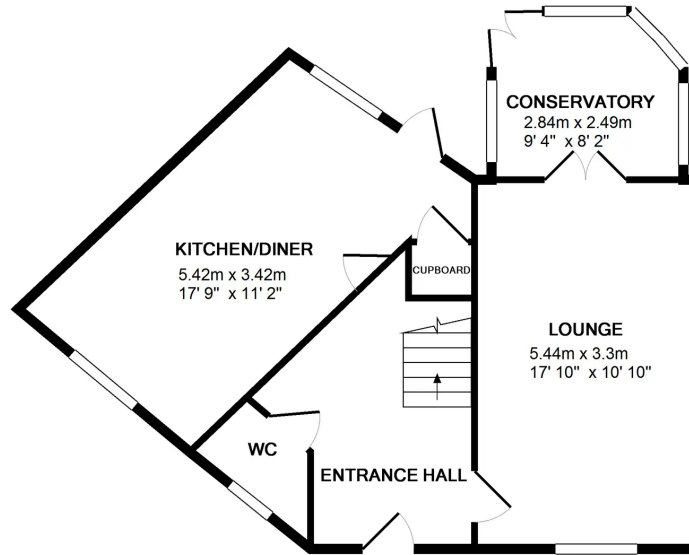


COPPLESTONE is a 5-minute drive west of Crediton on the A377, a main route into the City of Exeter. A stone's throw to the southwest is Dartmoor National Park, renowned for its invigorating walks and sublime scenery. Previously a traditional farming hamlet, Copplestone has grown over the years, and now 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.

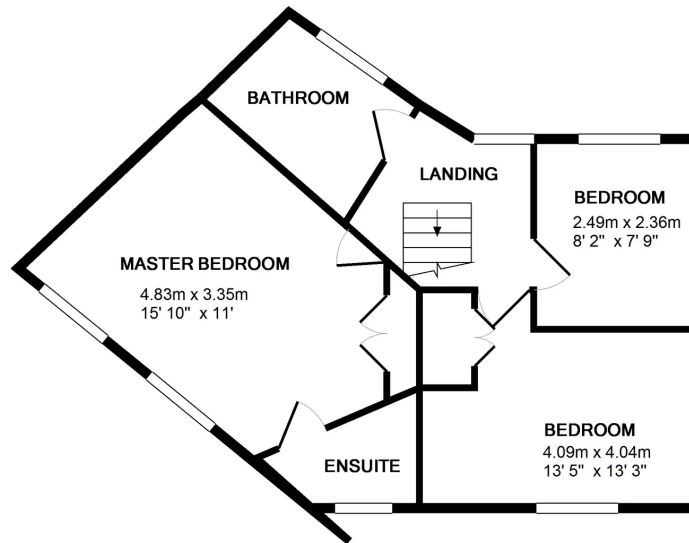
DIRECTIONS : From Crediton take the A377 for about 4 miles to Copplestone. Proceed into the village through the traffic lights and, bearing around to the right, continue on the A377 signposted Barnstaple. Just as you leave the village, the entrance to Shambles Drive will be a few yards along the road on the right. Number 48 will be seen immediately on the righthand side.

What3Words: ///rumble.inefficient.regime





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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