



34 Shambles Drive, Copplestone, EX17 5HP

Guide Price **£270,000**

HELMORES
SINCE 1699

34 Shambles Drive

Copplestone

- Terrace Town House in village location
- Flexible accommodation of 113sqm / 1224sqft!
- Five bedrooms, bathroom, en-suite & WC
- Spacious lounge diner & a kitchen
- Mains gas central heating & uPVC double glazing
- Enclosed rear garden, garage & off road parking

Nestled in the heart of Copplestone, 34 Shambles Drive is a well-presented terraced townhouse offering flexible and spacious accommodation, perfect for those who appreciate the comfort and convenience of village living. With a generous 113 square meters (1,224 square feet) of space, this property provides room to grow and adapt to your needs.



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On the ground floor the spacious lounge diner has double doors out to the garden leading to access to the rear parking while the kitchen comes with plenty of cupboard space and room for a table. From the entrance hall there is a conveniently located WC. On the first floor there are two large double bedrooms, one of which could easily be utilised as a 2nd lounge. There is an ensuite shower room to the lovely master bedroom and plenty of light from the full length windows. Then up to the 2nd floor where there's 2 good sized doubles and a single bedroom, built in storage to one bedroom and 2 good storage spaces on the landing. The master bathroom is also up on this floor where there is a bath with shower over, a basin and WC.

Outside, you'll find an enclosed rear garden (7m x 4.7m), with an area of paving and the rest laid to lawn.. Head through the rear gate to access the garage and an off-road parking space.

34 Shambles Drive combines the charm of village life with the comfort and space of modern living. Contact us today to arrange a viewing and experience the convenience of Copplestone living.

Agents note: The garage is leasehold with the freeholder being the owner of the coach-house above as is standard with many newer built properties in the area.

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: 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.

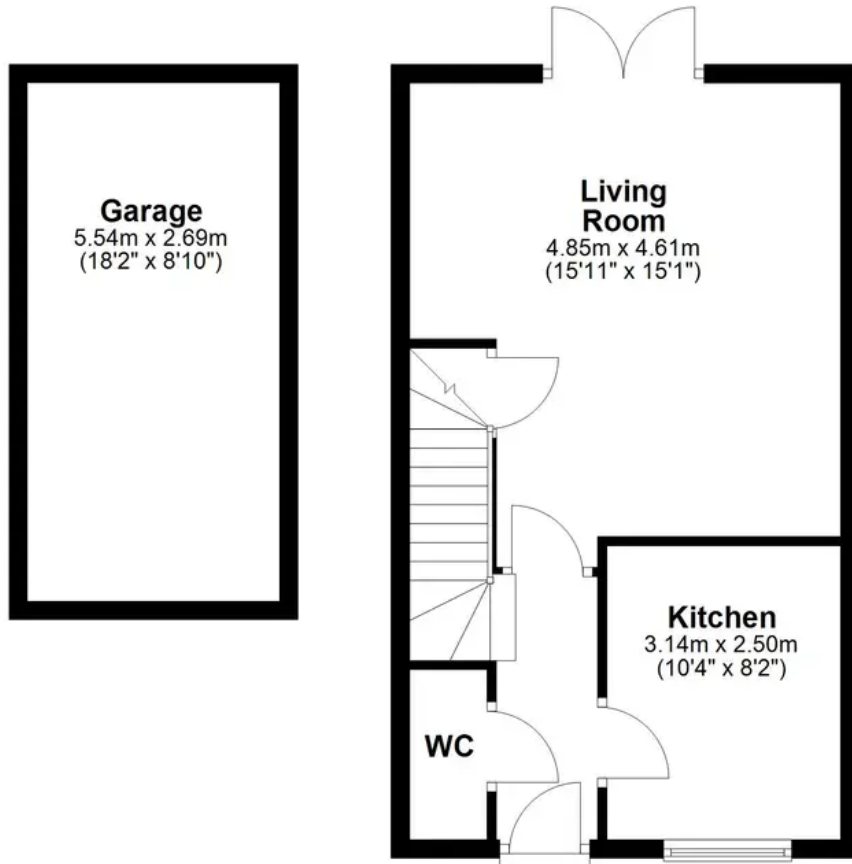
DIRECTIONS :

If using Sat-Nav enter EX17 5HP, as you enter Shambles Drive park up and walk along the footpath, No.34 is along on the left. (The garage & parking space is to the rear, but we'll meet viewers at the front door)

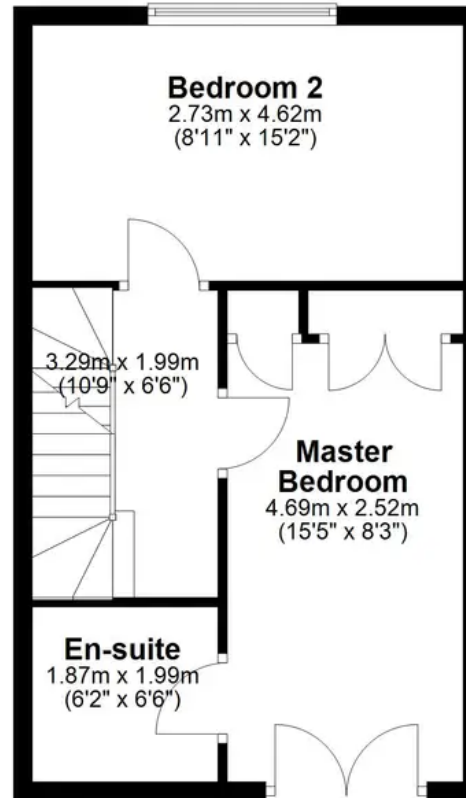
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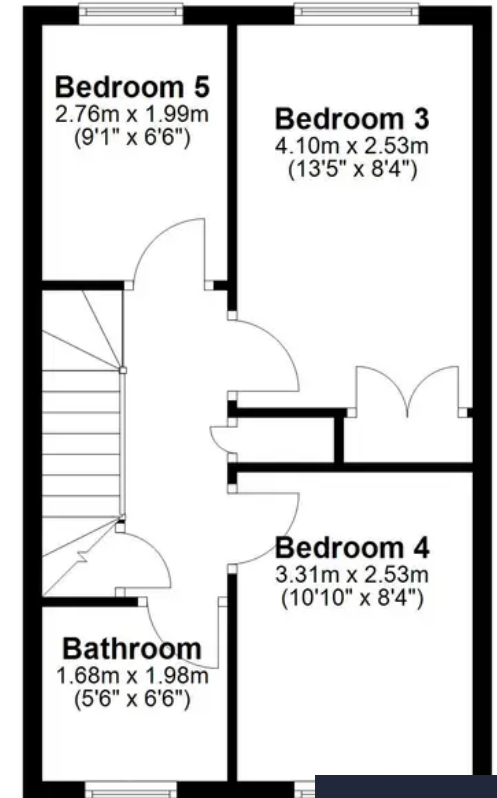
Ground Floor



First Floor



Second Floor





Helmores

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