



6 Dulings Meadow, Copplestone

Guide Price £320,000

HELMORES
SINCE 1699

6 Dulings Meadow

Copplestone, Crediton, EX17 5PE

- Beautifully presented home
- Open plan kitchen diner
- Garage and parking
- Large lounge
- Village location
- Enclosed garden
- 4 Bedrooms
- 2 Bathrooms

Built in 20005 by Barratts Homes, 6 Dulings Meadow has been very well maintained and improved. The lounge has been opened up to create a larger space and the kitchen diner has been upgraded to enjoy an open plan dining experience. Copplestone being just 4 miles from Crediton has a vibrant village community within easy reach of transport links to Crediton, Exeter and beyond.

The kitchen/diner is a large open space with attractive white shaker style units and integrated washing machine, dishwasher and fridge/freezer. There is an eye level oven and induction hob, the kitchen has a lovely outlook onto the garden and a door leading out to the garden from the kitchen space. The lounge has been opened up to make a large light space with patio doors out to the garden and an electric fire in a wooden surround. The hallway has understairs storage and a downstairs WC.





Upstairs there are two double bedrooms to the front with views one of these doubles has built in storage, to the rear is a large single bedroom and the master looks out over the garden and benefits from an ensuite shower room. The family bathroom is a white suite with bath, vanity unit with sink and WC. The landing has an airing cupboard, there is gas central heating and uPVC double glazing throughout.

Outside to the front is a lawned area with a fence and shrub boarder and to the rear the enclosed garden is laid to lawn with patio areas to enjoy bbqs and outdoor dining. There is a gate in the corner that leads up a short path to the garage. The garage has an up and over door with parking space in front and there is plentiful on-street parking around the property.

Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2024/25 - £2373.59

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Conservation Area: No

Tenure: Freehold

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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

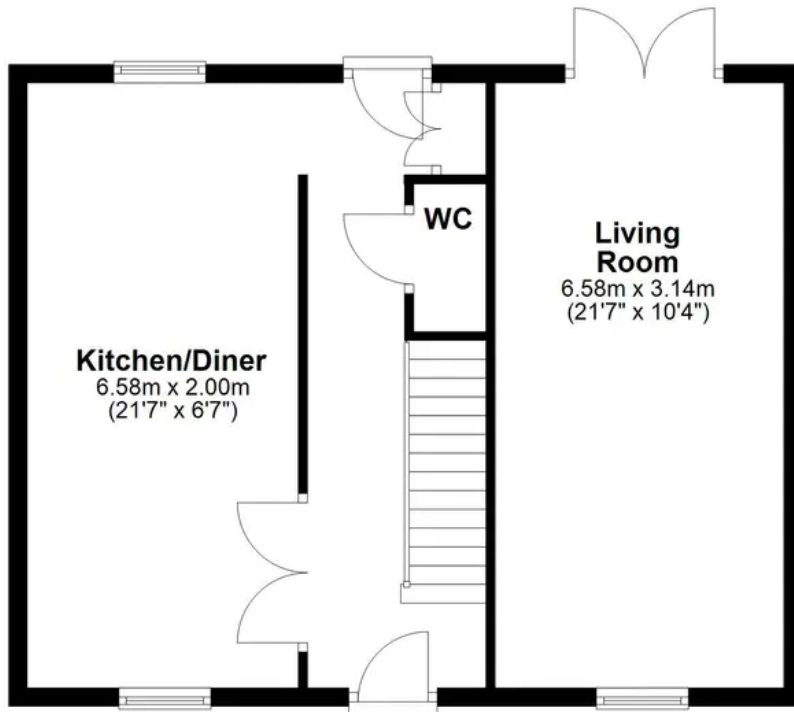
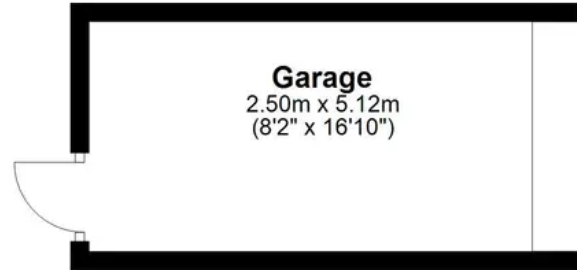
From Crediton High Street take the A377 in a westerly direction, upon reaching Copplestone Dulings Meadow can be found on the right, no 6 is on the right corner as you turn in.

What3Words: [///pitchers.courtyard.ogre](http://pitchers.courtyard.ogre)



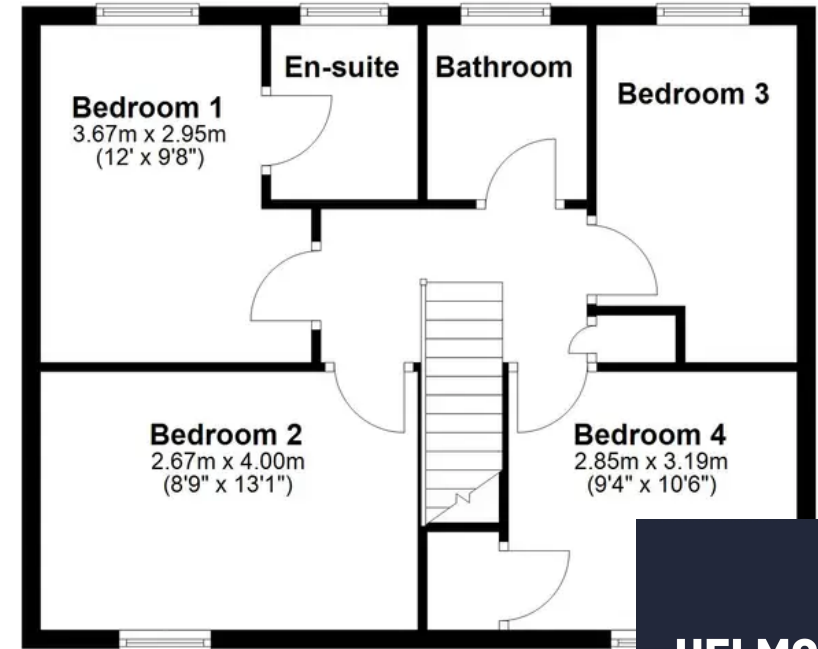
Ground Floor

Approx. 66.9 sq. metres (720.4 sq. feet)



First Floor

Approx. 53.5 sq. metres (575.6 sq. feet)



Total area: approx. 120.4 sq. metres (1296.0 sq. feet)

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Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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