



10 Barton Court, Copplestone

Guide Price £480,000

HELMORES
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10 Barton Court

Copplestone, Crediton, EX17 5DW

- Large 4 bedroom family home
- Detached house built in 2017
- Master ensuite
- Generous room sizes
- Kitchen/dining room
- Large living room
- Level gardens
- Village location
- Attached garage and parking

Found on the edge of the village with countryside outlooks is a small residential development of just 10 homes consisting of a mix of converted barns and new builds. This is a detached home, built in 2017 and sold to the current owner from the build stage. An attraction for many will be the convenience of Copplestone with its primary school, regular bus service, train station and shop, its village life without being too far out in the sticks. With miles of countryside walks and both Dartmoor and Exeter being less than half an hour away, it's a great location in the heart of Devon. The house has spacious rooms and it manages to balance a modern home with country living, giving generous living spaces, great sized bedrooms but also with some character with solid wood flooring to the ground floor. Being a relatively recent build, it's great on energy efficiency and there's underfloor central heating to the ground floor (all separately zoned) and radiators to the first floor plus high levels of insulation and uPVC double glazing throughout.





A wide hall provides a welcoming entrance and opens to the large living/dining room which runs front to back with triple aspect meaning plenty of light. A flexible room with wood flooring, it would suit multiple uses given it's size and with two sets of doors to the garden, there's added flexibility. The kitchen/dining room is the heart of this home and is a great size room with ample storage and preparation space, it's a foodies dream! There's integrated appliances and the continuation of the wood flooring plus another set of doors to the garden. There's a useful ground floor WC and an integral door takes you from the kitchen into the garage with a utility area and garage door to the front drive. On the first floor, all of the bedrooms are doubles with the master having an ensuite shower room and the family bathroom (with bath) serves the other bedrooms.

Outside there is off-road parking for a couple of vehicles which leads to the attached garage. The gardens then run around 3 sides, making the most of the plot and provides level outside spaces around the house. There's a fenced area of lawn to the north, a patio area to the east and then a further lawned garden to the south, accessed from the living room. The whole plot is easy to maintain, level and fenced, ideal for children and pets.

Agents Note: The owner has secured an onward purchase which is empty and therefore can offer vacant possession in a timely manner.

Please see the floorplan for room sizes.

Current Council Tax: Band E – Mid Devon 2024/25- £2901.05

Approx Age: Built 2017

Construction Notes: Standard construction

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage



Heating: Oil fired central heating

Listed: No

Conservation Area: 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

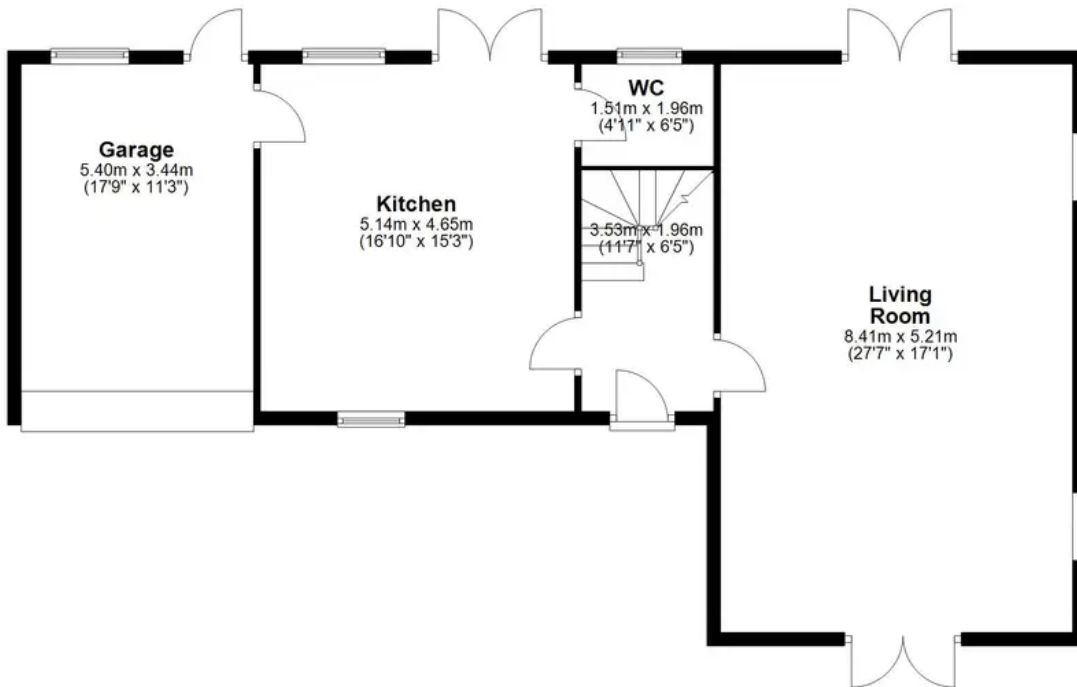
For sat-nav use EX17 5DW and the What3Words address is [///remainder.grazed.trample](#) but if you want the traditional directions, please read on.

As you enter Copplestone from Crediton on the A377, proceed through the traffic lights, bearing left onto the A3072 towards Bow. Almost immediately, take the first left and then first right and the property will be found on your right.



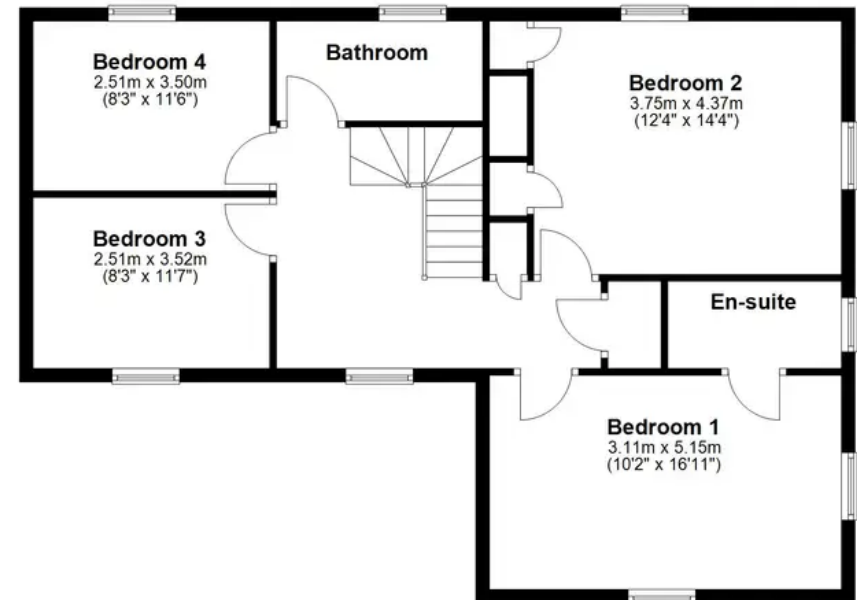
Ground Floor

Approx. 97.9 sq. metres (1053.9 sq. feet)



First Floor

Approx. 78.2 sq. metres (841.9 sq. feet)



Total area: approx. 176.1 sq. metres (1895.8 sq. feet)

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