



## 10 Bassetts Close, Copplestone

Guide Price £350,000



## 10 Bassetts Close

Copplestone, Crediton, EX17 5PH

- Detached family home
- 4 bedrooms with master ensuite
- Village with shop, bus and rail links
- Kitchen/dining room opening onto garden
- Living room opening onto garden
- Parking and garage
- Cul-de-sac village location
- Generous room sizes
- Entirely level plot

Bassetts Close is a small residential cul-de-sac in the Devon village of Copplestone. Only approximately 4 miles from Crediton, it's ideally situated in the centre of the county, making it an ideal base for many. The village is on the Tarka Line (linking Exeter, Crediton and Barnstaple by rail) as well as a regular bus service too. There's a shop/post office and a primary school with secondary options in Crediton and Chulmleigh.

This development was built in the early 2000's and this particular property is one of the larger detached houses. With brick elevations and uPVC double glazing, it's easy to look after. It has mains gas central heating (with underfloor heating throughout which is run by separate thermostats).





The layout offers a good sized kitchen/dining room, with a fantastic range of storage and plenty of room for a family sized table and chairs. This opens onto one of the two garden areas which is level and enclosed, ideal for those with younger children or pets. The living room is also generous and double doors open onto the second garden area, again level and with a store and gates to the front. Ideally for this type of house, there's an attractive entrance hallway with understairs storage and a ground floor WC. The turning staircase (we love this feature) leads to the landing where there's 4 bedrooms. The house was originally designed as a 4 bedroom property but the first owner had an opening created between bedrooms 1 and 3 to use bedroom 3 as a dressing room. The door from the landing is still in use so it's a simple job to close the opening and it is a true 4 bedroom layout should this be desired, although the current layout will work for many. The master bedroom has an ensuite shower room and there's also a family bathroom on the first floor.

Outside is off-road parking for 2 or 3 vehicles in front of the garage which has an up and over door, ideal for storage, plus there's the 2 aforementioned garden areas, both private and on each side of the house.

Please see the floorplan for room sizes.

Current Council Tax: Band D – Mid Devon

Approx Age: 2000's

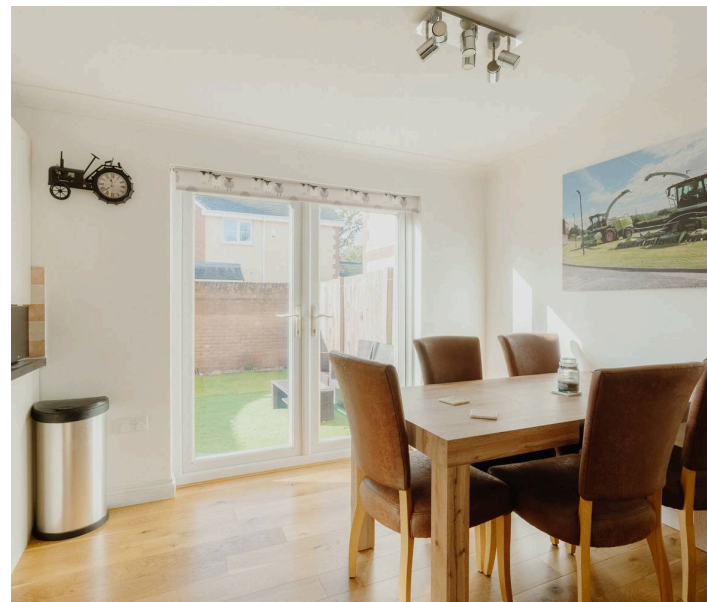
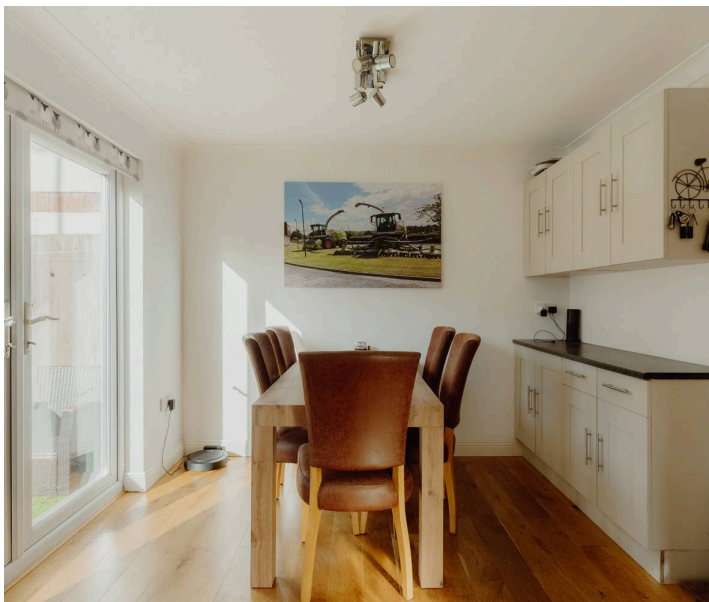
Construction Notes: Standard

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

Drainage: Mains

Heating: Gas central heating

Listed: No





Conservation Area: No

Tenure: Freehold

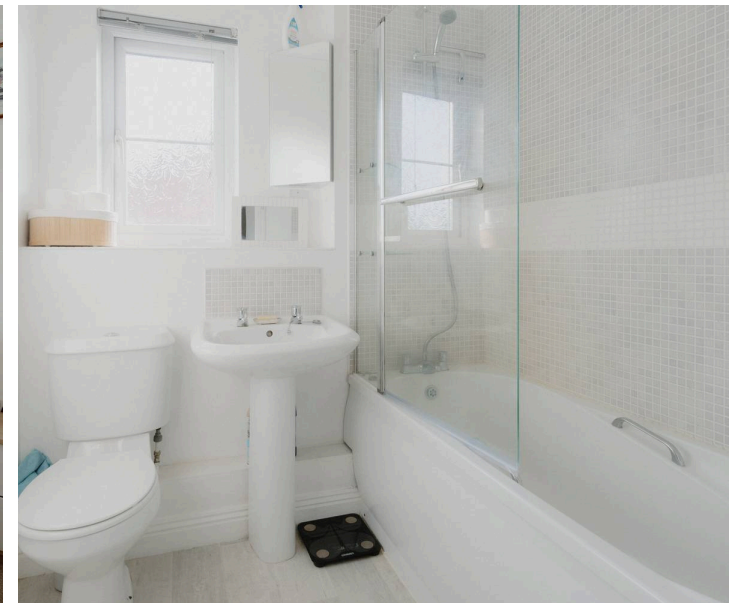
**COPPLESTONE** is a 5-minute drive west of Crediton on the A377, a main route into the City of Exeter. A stone's throw to the southwest is Dartmoor National Park, renowned for its invigorating walks and sublime scenery. Previously a traditional farming hamlet, Copplestone has grown over the years, and 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 5PH and the What3Words address is [///husky.apple.tequila](https://www.what3words.com////husky.apple.tequila)

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

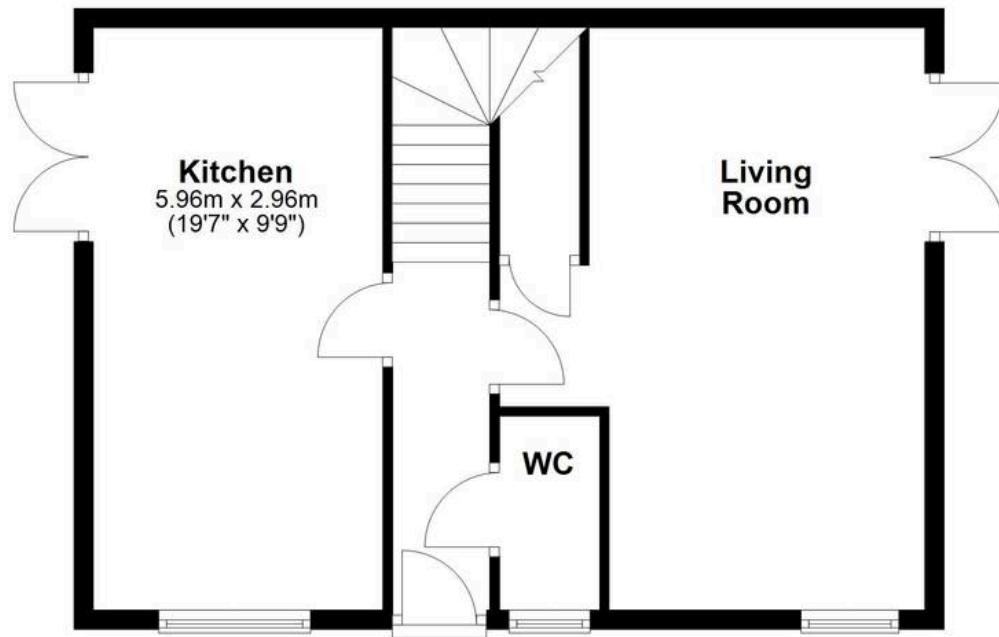
If in Crediton High Street, proceed West to Copplestone and turn right at the stone cross (before reaching the traffic lights). Turn immediately right again into Bewsley Hill and then first left into Sunnymead. Continue nearly to the end and then take a left turn into Wright Drive, follow to the end and this turns into Bassetts Close. Go almost to the end and the house will be found on the right.





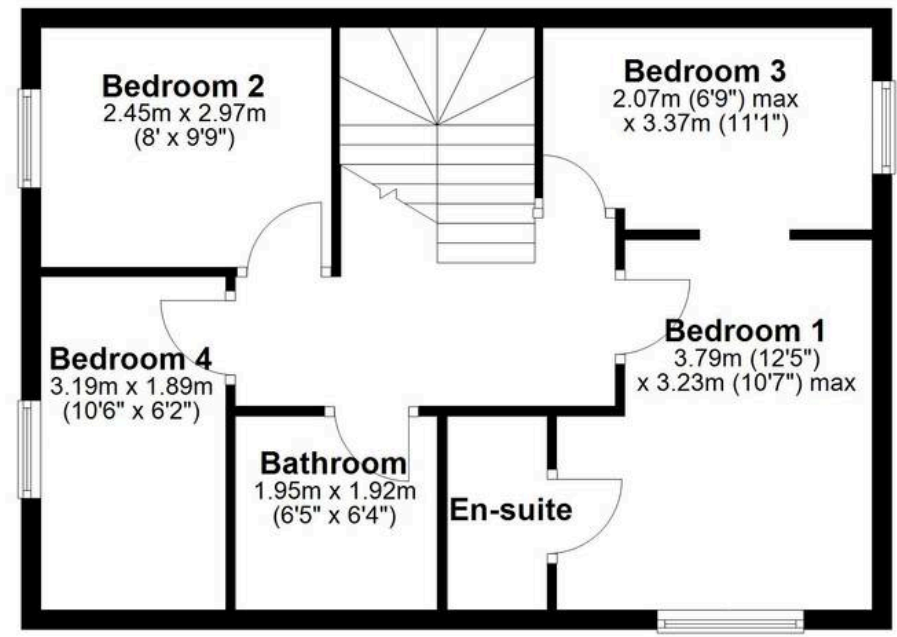
### Ground Floor

Approx. 50.7 sq. metres (545.9 sq. feet)



### First Floor

Approx. 50.4 sq. metres (542.9 sq. feet)



Total area: approx. 101.2 sq. metres (1088.9 sq. feet)





## Helmores

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