



8 Bevin Square, Coppleshstone

Guide Price £315,000

8 Bevin Square

Copplestone, Crediton, EX17 5EJ

- Spacious 4 bed house
- 2020 Build
- Full garden upgrade
- Outdoor covered patio area
- Large master bedroom with ensuite
- Kitchen/diner
- Village location
- Excellent rail & bus links

Bevin Gardens is a small collection of quality homes built in 2020 on the edge of the vibrant village of Copplestone. There's fantastic links to bus and train just a short walk away and all that village life has to offer. This home has been tastefully updated, adding many additional features and being decorated right through to a very high standard.

The kitchen/diner is spacious with plenty of room for a large dining table, the units are a grey gloss with integrated fridge/freezer, double eye level oven and 4 ring gas hob and there's space for a dishwasher. The hall has a downstairs WC and a utility cupboard that holds the washing machine along with further storage.





Then into the lounge that has a bespoke handmade media wall with storage and lighting, this room has plenty of light coming from the double doors out to the covered patio area.

On the first floor there are two double bedrooms, one to the front and one to the rear along with a good sized single bedroom. The family bathroom is on this floor with white suite and shower head over bath. Up to the top floor to the master suite, there is an abundance of room up here and plentiful storage, the dressing area (which is currently utilised as an office) is spacious and leads through to the ensuite shower room, recently decorated with corner shower. There's gas central heating and uPVC double glazing throughout.

Outside to the front there is two parking spaces, further parking can be found on street and there is a large free car park just around the corner. To the rear is a well enclosed garden, this has been completely transformed with the addition of a lovely covered patio area, this was added by the current owners who have created a lovely area for outdoor dining and a space that flows perfectly from inside to out. The rear section of garden is laid to very good quality artificial grass with a handy garden shed in the corner. There is a gate to the rear for ease of access with the path owned by this property.



Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2024/25 - £2109.85

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

Broadband within this postcode: Ultrafast 1000mbps

Drainage: Mains drainage

Heating: Mains 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

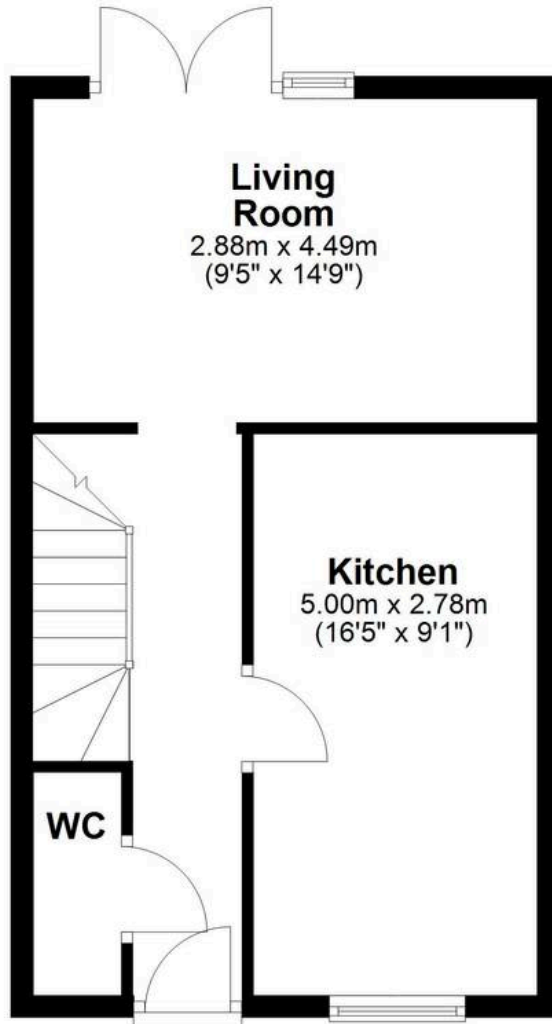
From Crediton take the A377 in a westerly direction, upon reaching Copplestone go through the traffic lights and then veer around to the right and continue to the edge of the village where you turn right onto Shambles Drive, then take a left and left again and no 8 will be found on your right.

What3Words: ///standing.withdraws.crass



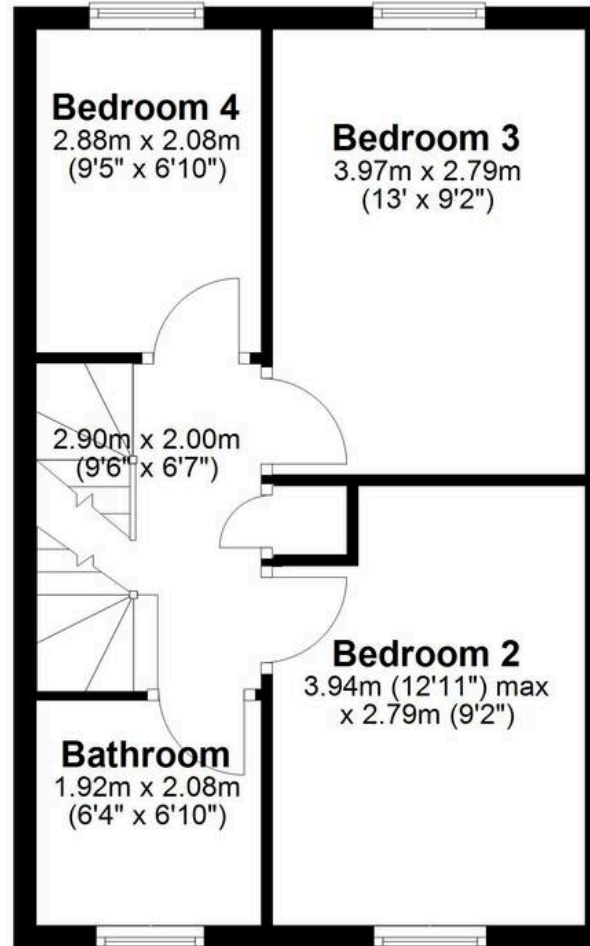
Ground Floor

Approx. 37.2 sq. metres (400.7 sq. feet)



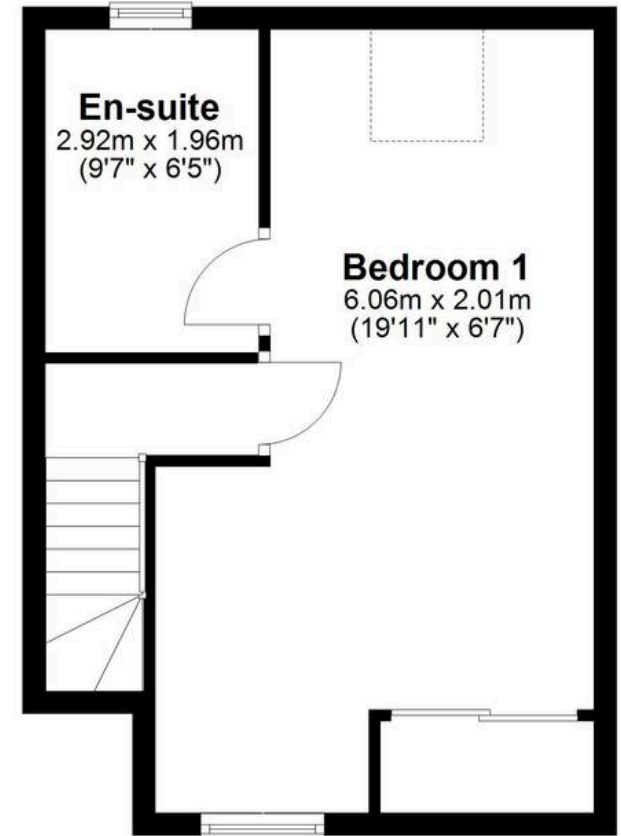
First Floor

Approx. 39.3 sq. metres (423.1 sq. feet)

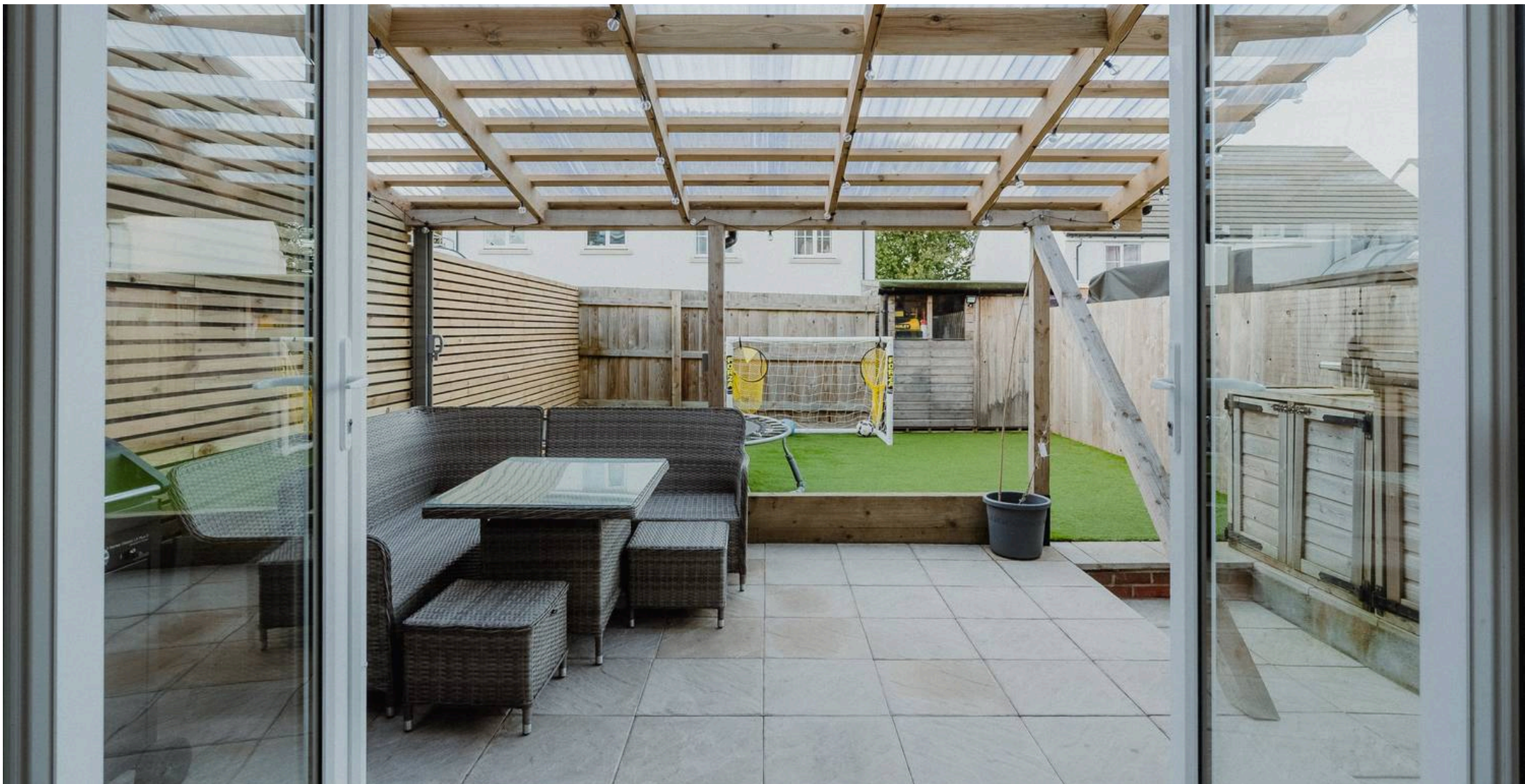


Second Floor

Approx. 33.3 sq. metres (358.7 sq. feet)



Total area: approx. 109.9 sq. metres (1182.5 sq. feet)



Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.