



**15 Bevin Square, Copplestone, EX17 5EJ**

Guide Price **£240,000**



# 15 Bevin Square

Copplestone

- 2020 semi-detached house
- Village with shop, school and public transport
- Two double bedrooms
- Open plan living, dining and kitchen
- Generous floor area
- Landscaped and enclosed rear garden
- Parking for 2 cars

Built in 2020, this nearly new, 2 bedroom semi-detached house was built to a good standard and carries the remainder of the developers' building warranty. The development is located on the edge of Copplestone, within easy reach of amenities including the school, shop and public transport (road and rail), all within walking distance

The open plan kitchen has all integrated appliances (which were upgraded at the time of purchase) and we love the way it's so social, flowing into the lounge/diner with double doors onto the pretty rear garden. Upstairs the layout gives two double bedrooms served by the family bathroom. The whole footprint is generous with the floor area being more akin to a 3 bedroom home than a 2 bedroom.







Outside there is a pretty garden to the front and one of the larger gardens to the rear with a higher paved seating area and steps down to the lawned garden with pathway leading through a gate to the parking where there is parking for 2 vehicles.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon

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





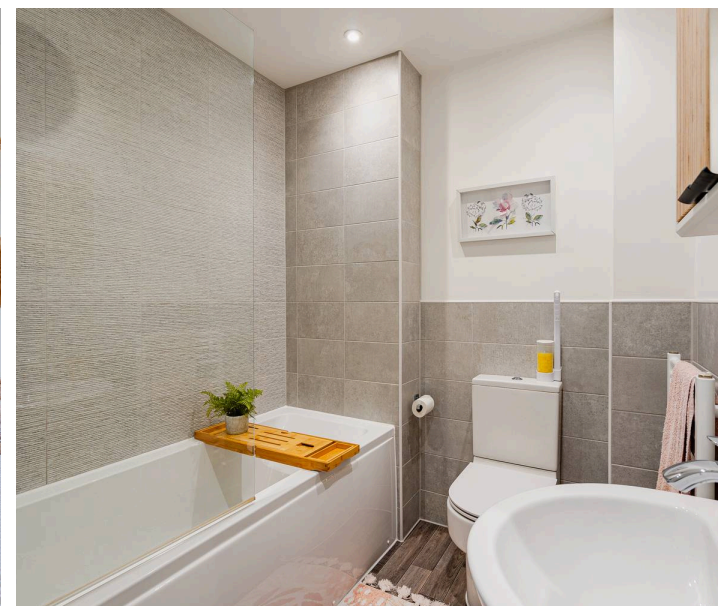
**COPPLESTONE** is a 5-minute drive west of Crediton on the A377, a main route into the City of Exeter. A stone's throw to the southwest is Dartmoor National Park, renowned for its invigorating walks and sublime scenery. Previously a traditional farming hamlet, Copplestone has grown over the years, and 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

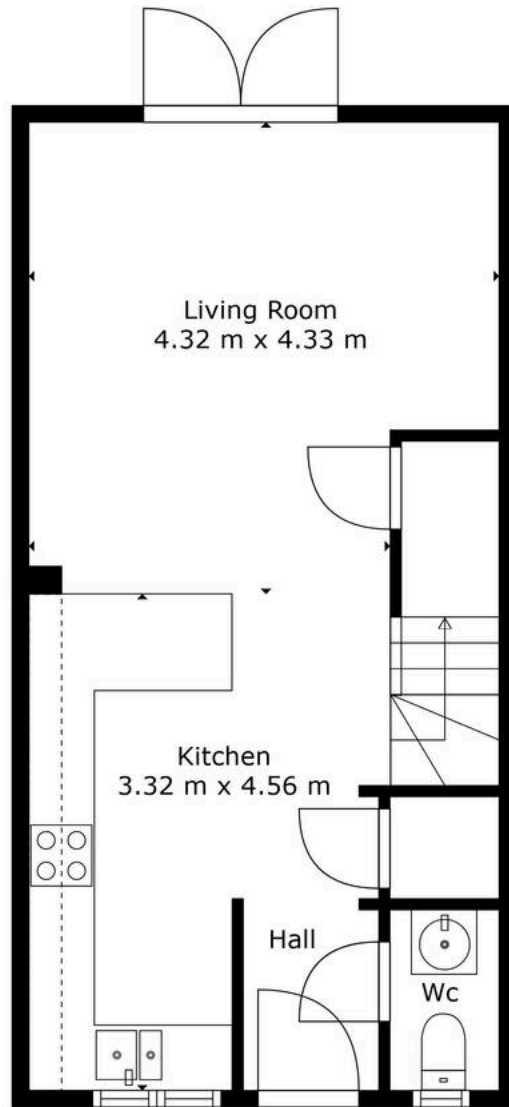
For Sat-Nav used EX17 5EJ, What3Words address is [///mega.rewrites.edgy](https://www.what3words.com/#!/mega.rewrites.edgy)

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

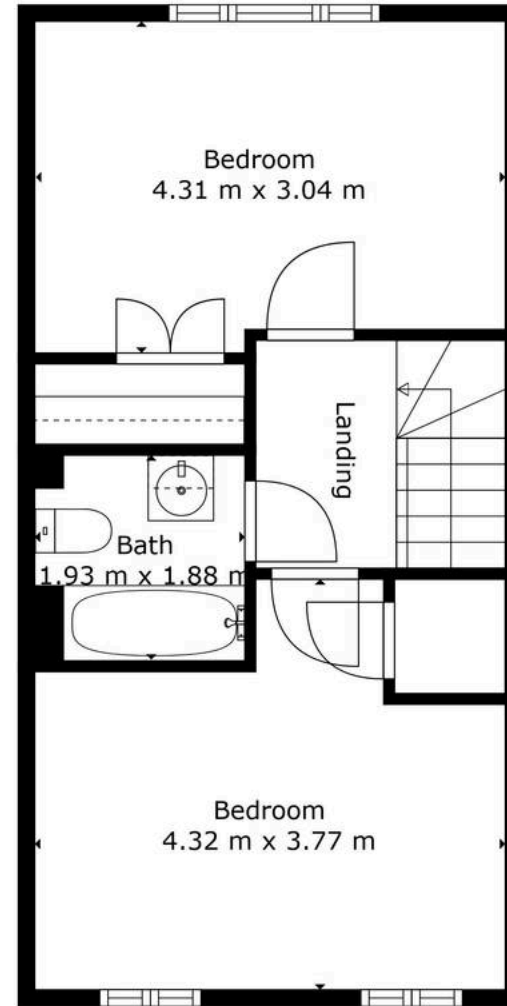
From Crediton, just before leaving Copplestone on the A377 towards Lapford, take the right hand turning into Shambles Drive, follow the road down and turn left into Tarka Meade and the house is just on the left.







Floor 1



Floor 2



**TOTAL: 76 m<sup>2</sup>**  
 FLOOR 1: 38 m<sup>2</sup>, FLOOR 2: 38 m<sup>2</sup>





## Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](http://helmores.com/)

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.