



2 Shambles Drive, Copplestone

Guide Price £280,000

2 Shambles Drive

Copplestone, Crediton, EX17 5HP

- 3 Storey home
- 4 bedrooms
- Large master suite on top floor
- Open plan kitchen/lounge/diner
- 3 bedroom & bathroom on middle floor
- Car port and parking
- Short walk to train and bus links
- Popular village location
- Enclosed secure garden
- End terrace

Built in 2015 this popular development within the vibrant village of Copplestone remains a popular choice for families and commuters because of the great local amenities and excellent transport links. This home is an end terrace four bedroom property which has been tastefully improved by the current owners.

The entrance leads into a lovely open plan kitchen/lounge/diner which the current owners have opened up to create a light and spacious area to relax, dine and enjoy. The kitchen area has cream shaker style units with solid wood worktops, there an integrated fridge/freezer, washing machine and dishwasher. There is attractive shelving, a Belfast sink and a boiling hot water tap. On this floor is a WC and understairs storage used as a pantry and from the spacious lounge there's patio doors out to the garden.





On the first floor there is a double bedroom and a single bedroom to the rear (currently utilised as a study/office) and a further double to the front with built in wardrobes. The family bathroom has a white suite bath with shower over and there's storage on this level too.

On the top floor there is a beautiful and large bedroom suite which could host a further office and there's space to create a separate dressing/seating area, the bathroom is just off the landing and has a corner shower and heated towel rail. There's uPVC double glazing throughout and gas central heating.

The garden is to the rear of the property and is walled creating a private and secure space for pets, it's mainly laid to lawn with a patio and chipping area with rose and shrub borders, there is a side access gate. The parking and car port can be found just one house up and there is also plenty of on street parking nearby and a free village car park.

As with other properties on this development, there is a 999 year lease from when it was built in 2015. Quarterly payments are made to Meadfleet for upkeep of communal areas around the development.



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: Ultrafast 1000mbps

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Conservation Area: No

Tenure: Leasehold

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

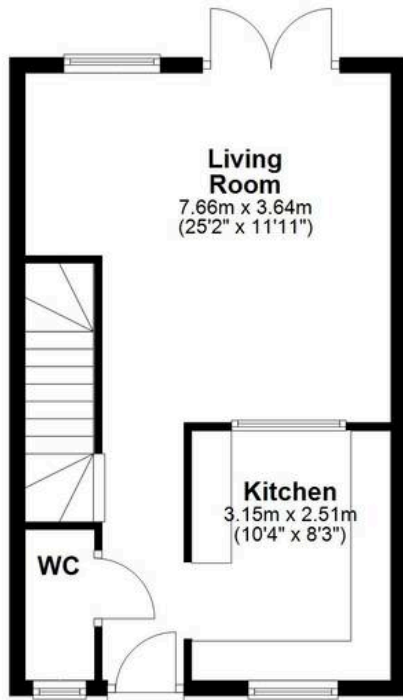
From Crediton take the A377 in a westerly direction, upon reaching Copplestone, veer right after the lights and then take a right turn onto Shambles drive, turn right at the end and immediately left and number 2 is the last house on the right.

What3Words: ///mash.snacking.towels



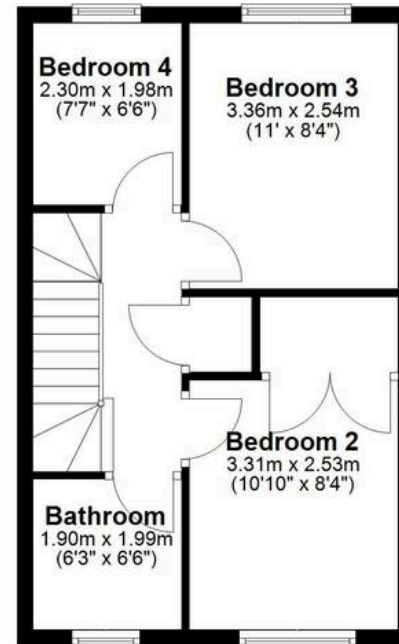
Ground Floor

Approx. 48.3 sq. metres (520.3 sq. feet)



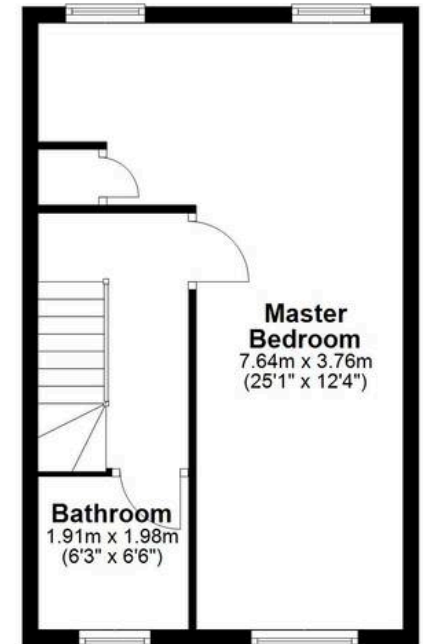
First Floor

Approx. 35.5 sq. metres (382.4 sq. feet)



Second Floor

Approx. 35.5 sq. metres (382.6 sq. feet)



Total area: approx. 119.4 sq. metres (1285.3 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.