



27 Dulings Meadow, Coppleshon
Guide Price £385,000

27 Dulings Meadow

Copplestone, Crediton, EX17 5PE

- Detached village property
- Double garage
- Garden & Parking
- Master ensuite
- Easy access to public transport
- Views over the countryside

Dulings Meadow is a small development, the current owner has lived in the property since it was new and maintained it to a high standard. Just a short distance from the train and bus with lovely local walks in the countryside, this property is bound to be popular.

The spacious hall with storage and downstairs WC leads to an office with a large bay window and a lounge with gas fire and bay window to the front, a door leads through to the dining room which is a lovely area to relax and enjoy the outlook over the garden. The kitchen has light oak style units with a double oven and gas hob and space for a dishwasher, the utility room has plenty of space for a washer and dryer and has side access to the drive and parking.





Upstairs there is the impressive master bedroom with ensuite white suite shower room with sink and vanity unit. There are two further double bedrooms, one to the front and one to the rear which has views over the countryside. The 4th bedroom is a large single and the family bathroom has a bath with shower head and large vanity unit. There is gas central heating throughout, uPVC double glazing and a well insulated loft.

Outside to the front is a chipping area leading to the front door, to the side is parking for 3 cars in front of the double garage with up and over doors and has power and light. To the rear is a well enclosed garden with patio area for enjoying outdoor dining, lawn and shrub and flower borders.

Please see the floorplan for room sizes.

Current Council Tax: Band E - Mid Devon 2024/25 - £2,901.05

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

Broadband within this postcode: Superfast Enabled

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

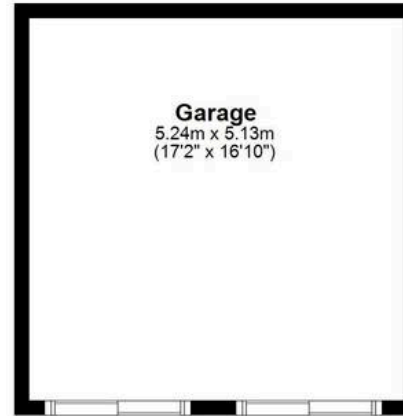
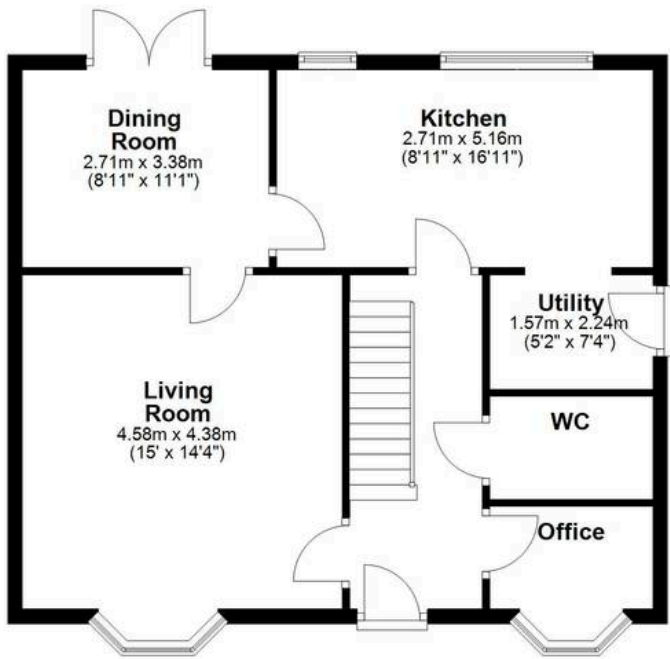
From Crediton take the A377 in a westerly direction, upon reaching Copplestone, take a right turn onto Dulings Meadow, no 27 can be found along to the left.

What3Words: [///ironclad.bikers.securing](https://www.what3words.com/ironclad.bikers.securing)



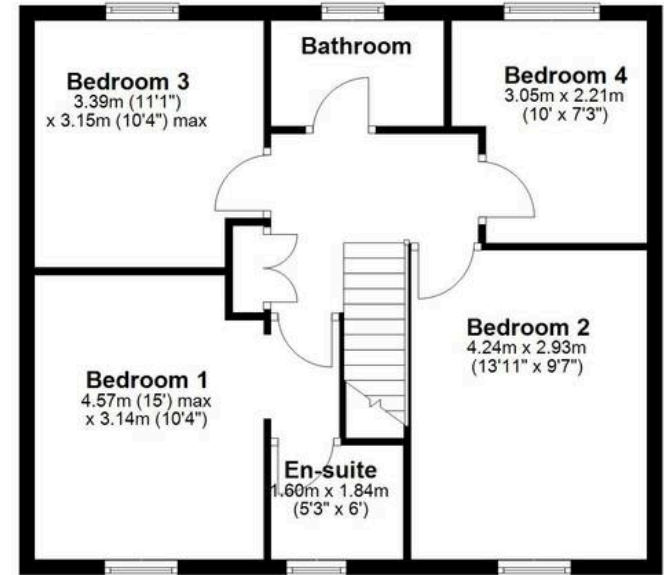
Ground Floor

Approx. 91.0 sq. metres (979.7 sq. feet)



First Floor

Approx. 61.7 sq. metres (664.6 sq. feet)



Total area: approx. 152.8 sq. metres (1644.3 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.