



16 Bewsley Hill, Copplestone

Guide Price **£242,000**

16 Bewsley Hill

Copplestone, Crediton, EX17 5NU

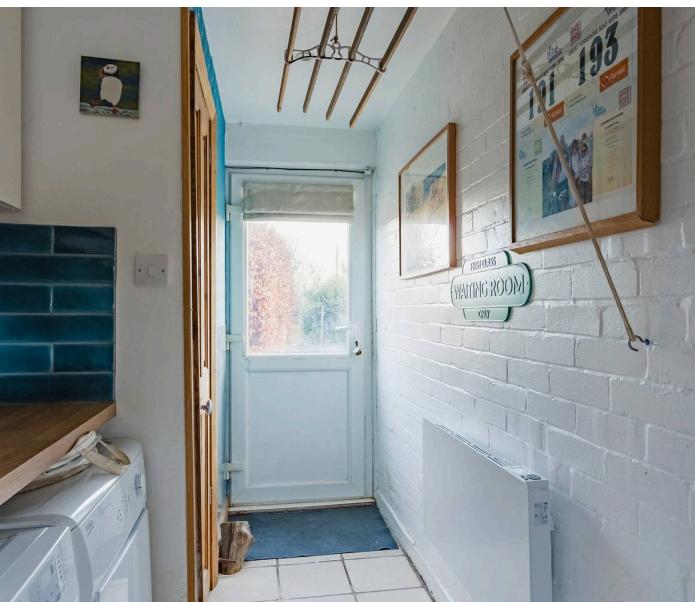
- Mid terrace spacious home
- Enclosed generous garden
- Parking for 4 cars
- 3 Bedrooms
- Village location
- Kitchen/diner
- Close to train and bus links

Copplestone is a thriving village with great transport links via train and bus to Exeter and Barnstaple.

Bewsley Hill is set in a quiet location away from the main road and is close to the primary school and shop/post office. This property is a mid terrace on a very generous plot offering 4 parking spaces and a large rear garden, with 3 bedrooms and spacious ground floor accommodation.

The kitchen has a range style oven with space for a fridge/freezer and dishwasher and is spacious enough for a good sized dining table. The lounge is full of light from the picture window overlooking the garden and has a woodburning stove. The utility area has space for a washing machine and dryer and space for a further fridge/freezer, a downstairs WC can be found here along with a back door to the garden.





Upstairs the master bedroom has a large array of fitted wardrobes and over looks the garden. The 2nd double bedroom also to the front and the large single is to the rear. The family bathroom has a white suite bath with shower over and vanity sink unit. The heating is from both a ground floor and 1st floor LG inverter heater providing heat and air conditioning. Outside to the front there is a chipping parking area that will fit at least 4 vehicles and to the rear is a decking area to enjoy outdoor dining and the rest of the garden is laid to lawn with flower and shrub borders along with a shed. A rear gate provides access from Bewsley Hill.

Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon 2024/25 – £1,846.13

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 80mbps

Drainage: Mains drainage

Heating: Woodburning stove and LG inverter heaters

Listed: No

Conservation Area: No

Tenure: Freehold

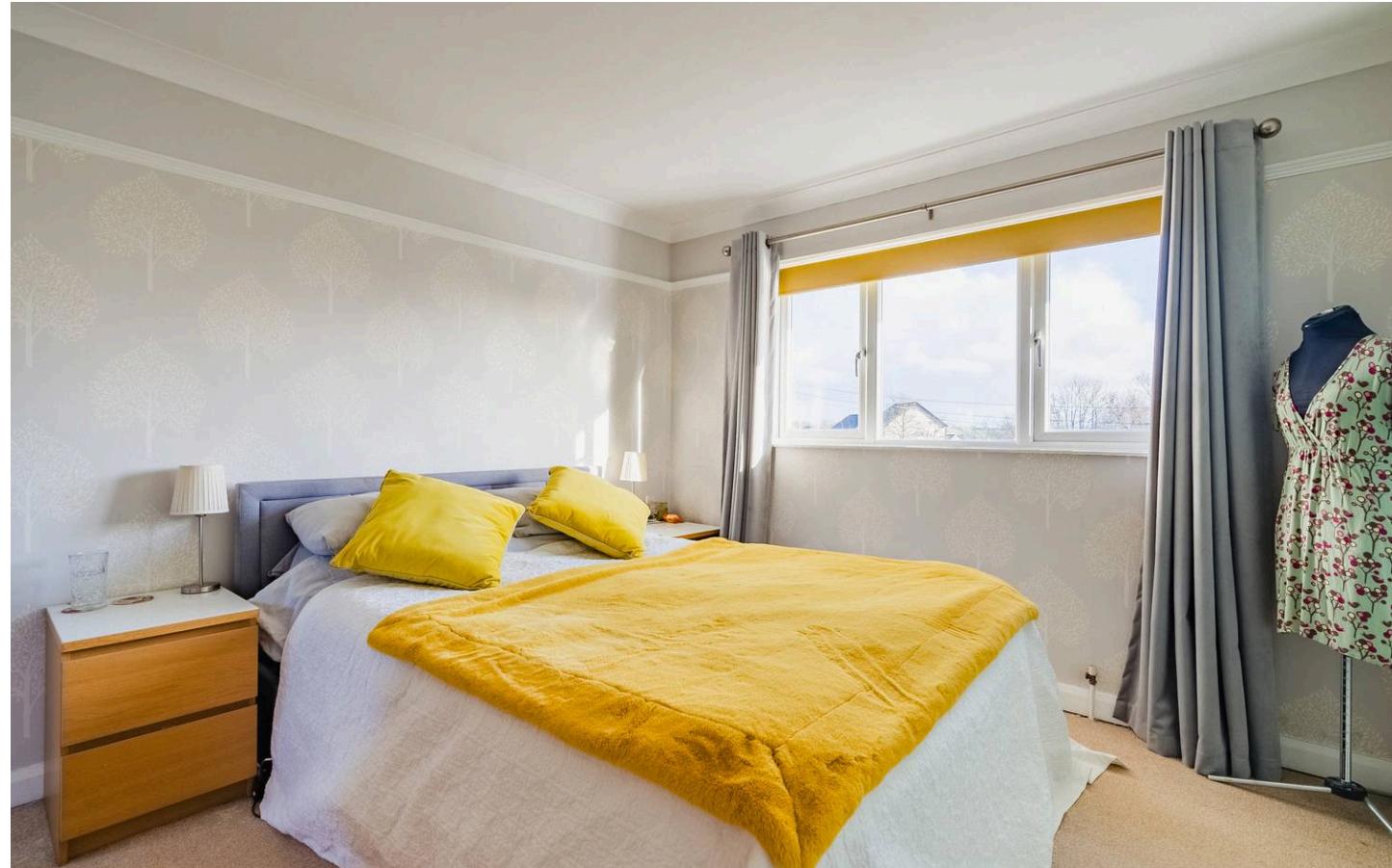
Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

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.

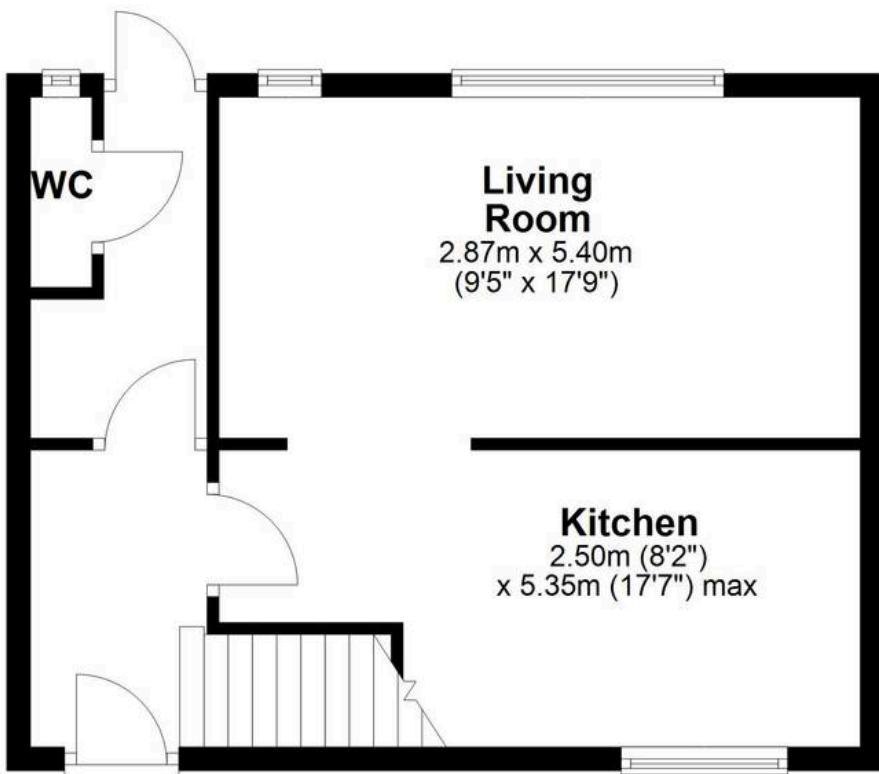
DIRECTIONS

From Crediton take the A377 in a Westerly direction. Upon reaching Copplestone, take a right turn at the Cross up Bewsley Hill. Take a left turn into Bewsley Hill and bear left, no. 16 can be found to the left with the parking area in front marked with a Helmores board.

What3Words: ///troll.jaws.remotes



Ground Floor



First Floor





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.