



- **Excellent 3 bedroom modern terraced house**
- **Popular village location with school, shop and public transport**
- **Living/dining room plus kitchen and WC on ground floor**
- **Enclosed rear garden with access to parking**
- **Car port / off road parking**
- **No chain**

Guide Price £189,000



HELMORES
SINCE 1699

44 SHAMBLES DRIVE
Copplestone EX17 5HP



This area of Copplestone is popular, being ideally located for access to the train line, shop and school. The house has a pedestrian footpath to the front door and the parking is tucked in behind with access via the rear garden.

The property itself is being offered for sale with no chain and is an ideal first home or investment. It is a mid-terrace with low running costs being on mains gas (new boiler 2019) and has double glazing throughout. The layout is an open plan living/dining room with doors onto the garden and a fitted kitchen (with back door to garden). Ideally for this type of house is a ground floor WC and a decent sized under stairs cupboard. On the first floor are 3 bedrooms, 2 of which have built in wardrobes and a family bathroom with white suite.

Outside, the property enjoys off-road parking for 2 cars. The parking area gives access to a gated rear garden with lawn, patio and graveled areas. The garden is approx. 7.5m x 6m and has timber fencing all around.

Please see the floorplan for room sizes.

Council Tax: C

Utilities: Mains water, electric, gas, telephone & broadband
Fastest broadband speed within this postcode: Up to 67Mbps

Drainage: Mains drainage

Heating: Gas fired central heating

Listed: No

Tenure: Freehold

EPC: C

DIRECTIONS : From Crediton, proceed into Copplestone and through the traffic lights, bearing right and staying on the A377 towards Lapford. Just as you're leaving Copplestone, turn right into Shambles Drive and park on the left. Follow the footpath to the front on the houses and No.44 will be found a few doors along on the left. (Please note this arrangement is for viewings only, the property does have its own parking behind the house).

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.

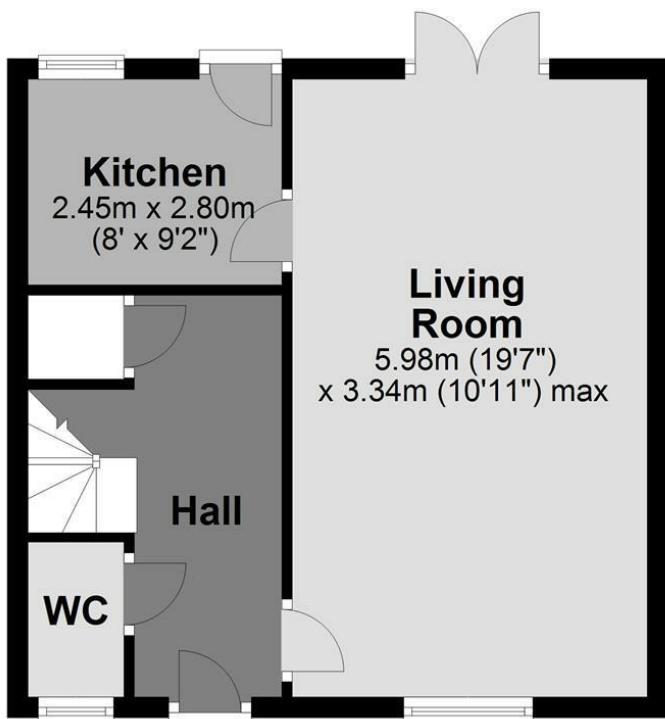
COVID-19 SAFETY POLICY

We're taking safety extremely seriously, so before making a viewing appointment for this property please read our Stay Safe policy here: helmores.com/staysafe

If you or any of your household have symptoms of Covid-19 or have been asked to self-isolate please stay at home.

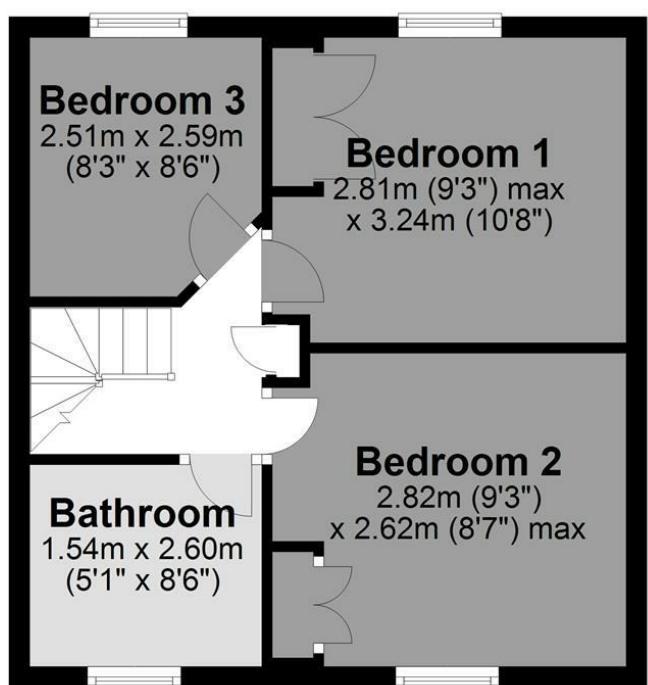
Ground Floor

Approx. 39.4 sq. metres (424.2 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.4 sq. feet)



Total area: approx. 74.2 sq. metres (798.6 sq. feet)



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TO VIEW CALL 01363 777 999

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