



One, Copplestone, EX17 5NG

Guide Price £230,000

HELMORES
SINCE 1699

One

Copplestone

- Modern 2 bedroom detached house
- Central village location
- Modern living accommodation
- Large parking area
- Level south west facing garden
- Woodburner with back boiler, alternative electric heating
- uPVC double glazed

Situated in the heart of Copplestone, this modern detached house has easy and level access to the village's amenities (village shop and primary school) and has great road links including public transport by bus or rail to Crediton/Exeter and Barnstaple.





The property has 2 bedrooms, served by a modern first floor bathroom with P-shaped bath with shower over and an airing cupboard with electric emersion hot water tank. Downstairs there is a good-sized living room with wood burning stove providing the central heating via a back boiler, a modern kitchen with built in oven and induction hob and a handy downstairs WC.

Outside there is a great sized parking area of 44' 3" x 23' 0" (13.5m x 7m) (narrowing to 14' 9" (4.5m) to one end) suitable for a number of cars and/or a caravan/ motor home, plus a level and enclosed South west facing garden of 24' 7" x 16' 5" (7.5m x 5m) (max).

The property is UPVC double glazed and has electric heating along with the woodburning stove.

Agents' note: The property is tenanted until September 2023. Investment buyer could complete earlier (subject to agreement) but vacant possession not guaranteed until September 2023.

Please see the floorplan for room sizes.

Council Tax: C (Mid Devon 2022/23 £1911.15)

Utilities: Mains water, electric, telephone & broadband (up to 67mb)

Drainage: Mains drainage

Heating: Woodburner with back boiler, alternative electric heating

Listed: No

Tenure: Freehold



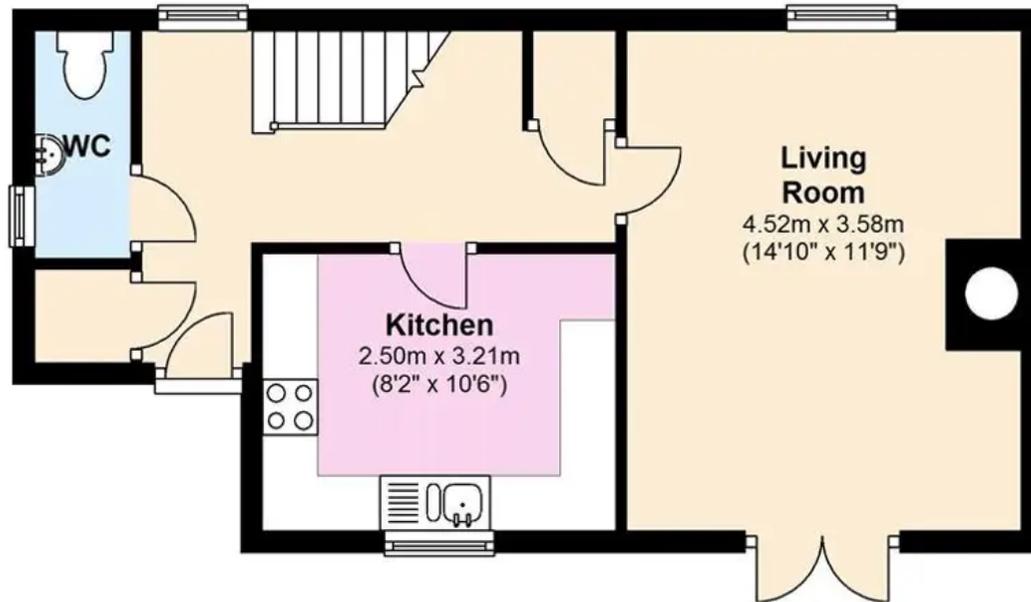
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DIRECTIONS : From Crediton proceed west along the A377 for approximately 4 miles, upon entering Copplestone and reaching the traffic lights, bear right to stay on the A377 and at the end of this one-way road, turn right again (heading back along the one way system) and the house will be found on your right marked by a Helmores board.

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.



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.