

7 Shambles Drive, Coppleshstone, Crediton, EX17 5HP



Price guide £249,995

Property Description

****FOUR BEDROOMS** **TWO LARGE RECEPTION ROOMS + KITCHEN/BREAKFAST ROOM****

****EN-SUITE SHOWER & FAMILY BATHROOM** **LANDSCAPED GARDENS****

****OFF STREET PARKING AND GARAGE** **CUL-DE-SAC POSITION****

****GREAT COMMUTER LINKS TO EXETER****

****COUNTRYSIDE VIEWS** **MAINS GAS CENTRAL HEATING****

A fantastic opportunity to purchase a light & spacious, modern four bedroom family home situated on a small well established residential development on the fringe of the popular Mid Devon village of Copplestone.

Offered in excellent order throughout this very well proportioned property benefits from having a sociable kitchen/breakfast room, two good-sized, versatile reception rooms, four bedrooms with en-suite facilities to bedroom one, separate family bathroom and a ground floor w.c.

Further benefits include fantastic commuter links to Crediton & Exeter, mains gas central heating, uPVC double glazed windows & doors, mains gas central heating, a garage, off street parking and a nice-sized sunny aspect landscaped garden offering lovely countryside views.

Local Area

The village of Copplestone with its ancient cross is said to mark the centre of Devon. Being just four miles from Crediton and thirteen miles from Exeter, this traditional mid Devon village is an ideal place to live and commute either by car or train. Shambles Drive is situated on the edge of the village which benefits from having a grocery store, farm shop, schools (Having an outstanding Ofsted status) , a church and a public house and train station all within walking distance.

The larger town of Crediton offers a wide range of shops, businesses, secondary school, pubs/restaurants, leisure facilities and supermarkets.

The Cathedral City of Exeter is also within easy reach offering the renowned University, shopping centres, restaurants, international airport, links to the motorway network and fast train service to London.



Accommodation

Entrance Hall 3.96 x 1.78 (12'11" x 5'10")

A welcoming entrance hall with easy to maintain wood laminate flooring, radiator, telephone point and storage cupboard.

W.C

With wood effect laminate flooring, low level w.c, corner wash hand basin, radiator and obscured glass uPVC double glazed window.

Reception Room One 5.55 x 3.45 (18'2" x 11'3")

Good-sized with wood laminate flooring, dual aspect windows, radiator and television point.

Kitchen/Breakfast Room 5.55 x 3.13 (18'2" x 10'3")

A spacious kitchen/breakfast room having a good range of matching wall/base storage cupboards & drawers, ample amounts of rolled edge work surface areas including a breakfast bar, modern tiled surrounds, built in electric oven & grill, inset gas ringed hob with stainless steel extractor hood over, inset stainless steel sink/drainage with mixer tap and built in dishwasher.

Further benefits include space & plumbing for a washing machine, space for an American style fridge freezer, space for a breakfast table, slate tiled flooring, t.v point, dual aspect uPVC double glazed windows and uPVC double glazed French doors leading to the rear garden.

First Floor Landing

With fitted carpet.

Reception Room Two

A versatile room with fitted carpet, dual aspect uPVC double glazed windows offering lovely countryside views, radiator, inset gas fire with surround and mantle and TV point.

Bedroom One 5.35 x 3.12 (17'6" x 10'2")

With fitted carpet, dual aspect double glazed windows offering countryside views, fitted wardrobes, radiator and tv point.

En-suite 1.77 x 1.70 (5'9" x 5'6")

Having a fully tiled shower unit, glazed screen and mains fitted thermostatically controlled shower, low level w.c, pedestal wash hand basin, radiator, extractor fan, tiled flooring and obscured glass uPVC double glazed window.

Second Floor

With fitted carpet, shelved airing cupboard and loft access hatch with fitted ladder providing access to a fully boarded loft.

Bedroom Two 5.35 x 3.51 (17'6" x 11'6")

A very good-sized room with fitted carpet, dual aspect uPVC double glazed windows offering countryside views, radiator and tv point.

Bedroom Three 2.95 x 2.92 (9'8" x 9'6")

With fitted carpet, dual aspect double glazed windows offering countryside views, radiator, fitted wardrobe and t.v point.

Bedroom Four 2.95 x 2.34 (9'8" x 7'8")

With fitted carpet, uPVC double glazed window offering countryside views, radiator and t.v point.

Bathroom 2.20 x 2.06 (7'2" x 6'9")

Having a modern white suite comprising of a panelled bath with mixer shower attachment, low level w.c, pedestal wash hand basin, electric shaver point, radiator, extractor fan and obscured glass uPVC double glazed window.

Garage & Parking 4.77 x 2.49 (15'7" x 8'2")

Having a remote controlled, alarmed, electric door, fitted power/light and boarded storage loft with ladder. The rear of the garage is open allowing cars to be driven onto a tarmac area allowing extra parking.

Garden

To the rear of the property is a beautifully maintained sunny aspect garden having decorative stone laid areas for seating and alfresco dining, landscaped borders having a variety of plants and shrubs and well maintained laid lawn areas. Further benefits include an outside tap, a hardstanding area for additional parking and side access gate.

Services

Mains Gas

Mains Water & Drainage

Mains Electricity

Council Tax Band 'D'

Tenure

Leasehold - 999 Year Lease with 991 years remaining.

Grounds maintenance charge of approximately £120 per annum split over two payments per year.

The property has 18 months remaining of an NHBC warranty.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied from the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Viewing

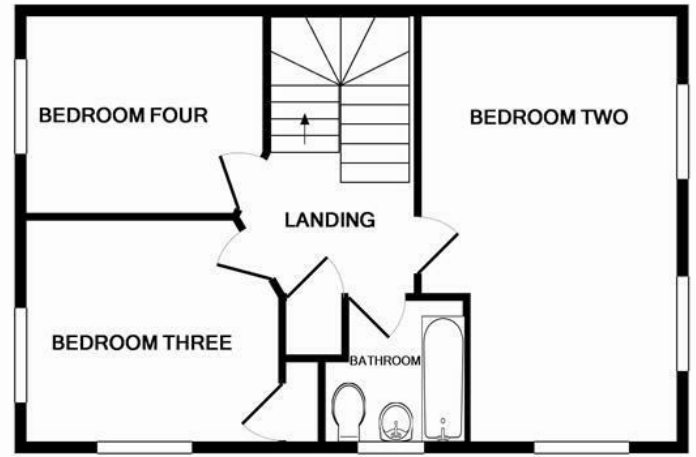
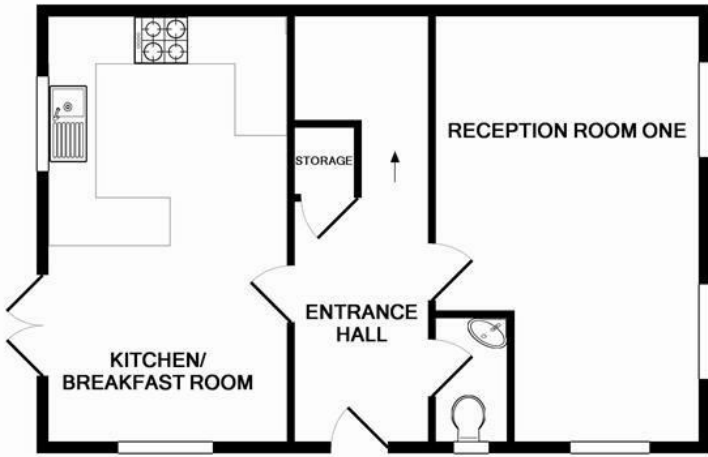
To make an appointment to view this property please contact Howes Estates on 01837 83393





Directions

From Crediton take the A377 heading towards Barnstaple. Travel through and out of the other side of Copplestone. Turn right into Shambles Drive.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	