



18 Mill Avenue, Copplestone, EX17 5HS

Guide Price £375,000

HELMORES
SINCE 1699

18 Mill Avenue

Copplestone, Crediton

- Large Modern Detached House in Village Location
- Six Double Bedrooms & Two En-Suites
- Spacious Accommodation of 1,830sqft!
- Lovely rear garden, driveway & garage
- Sizeable kitchen breakfast room & a utility
- Big lounge diner with double doors to garden
- Gas central heating & uPVC double glazing
- Close to transport links, primary school & shop
- Being sold with no onward chain

This modern detached house offers the perfect blend of spacious living and village convenience. Located close to transport links, Copplestone primary school, and a local shop, it provides the ideal setting for a family home.



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Step inside and be greeted by six double bedrooms, providing ample space for all your needs. Two en-suite shower rooms (one is a Jack & Jill style), plus a white suite family bathroom, all add a touch of luxury and convenience. With a generous 1,830sqft of living space, you'll have plenty of room to create the perfect home for your family with ample space to work from home too.

The heart of this home is the sizeable kitchen breakfast room, ideal for preparing delicious meals and enjoying quality time with loved ones. It includes a Belling gas hob, Hotpoint twin oven, a dishwasher and fridge freezer. A handy utility room with further space for white goods and a downstairs WC, offer added convenience and practicality. The big triple aspect lounge diner with double doors leading to the lovely rear garden completes the home.

The house benefits from gas central heating and uPVC double glazing, ensuring comfort and energy efficiency throughout the seasons.

Outside, the beautiful rear garden beckons you to unwind and enjoy the outdoors. Measuring 13.5m x 12.5m, it provides ample space for entertaining on the paved areas and gardening with pretty flower beds, a lawn & a further stone chipped seating area to the top, plus a level area to the side with a gate and shed. The garage and driveway offer convenient parking options for your vehicles.

Don't miss the chance to make this large modern detached house your new home. With no onward chain, you can move in and start creating beautiful memories right away. Contact us today to arrange a viewing and discover the incredible potential of this property.



Please see the floorplan for room sizes.

Current Council Tax: E (£2,908pa)

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: 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.

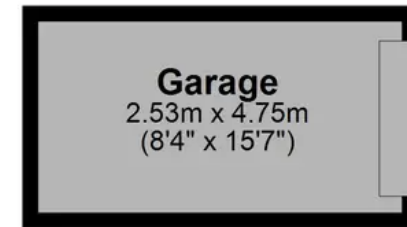
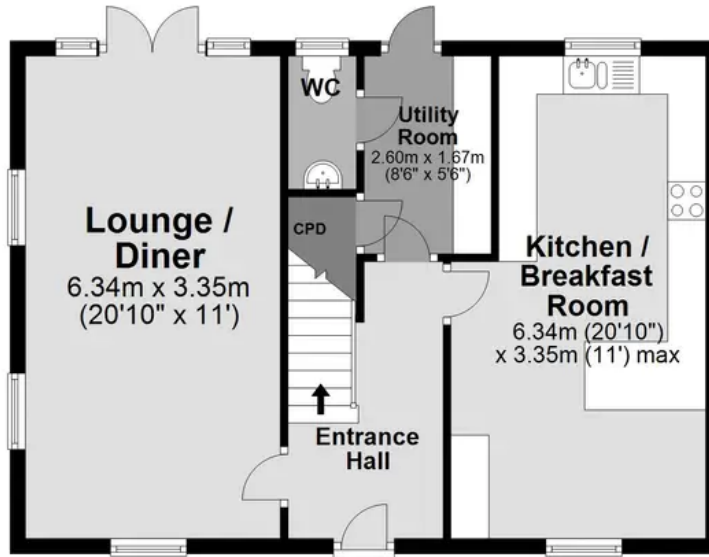
DIRECTIONS: For Sat-Nav use EX17 5HS, as you turn into Mill Avenue, proceed in and up to the top & No.18 is found through the gap under the coach house, in a nice tucked away position.

What3Words: ///grazed.victor.grasp



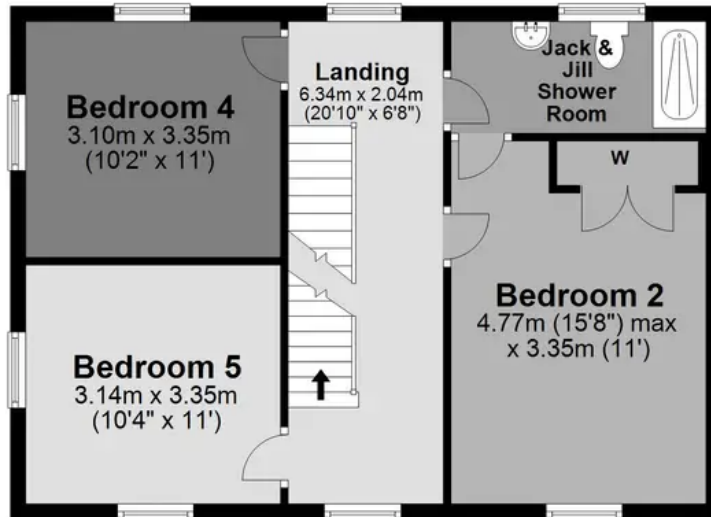
Ground Floor

Approx. 56.7 sq. metres (610.1 sq. feet)



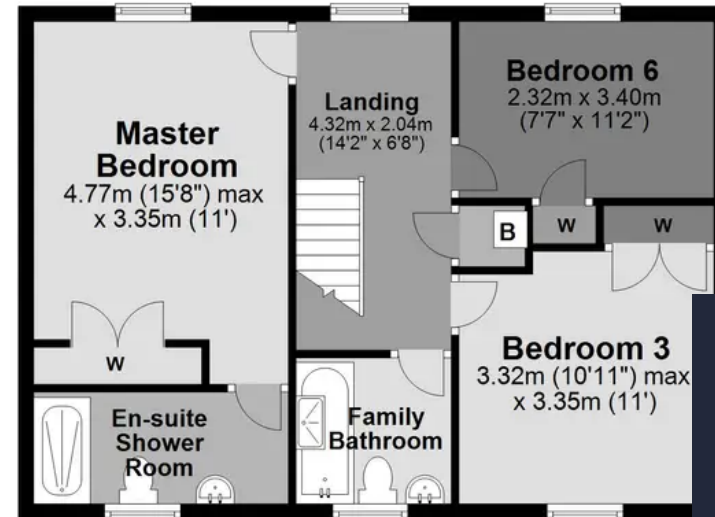
First Floor

Approx. 56.6 sq. metres (609.7 sq. feet)



Second Floor

Approx. 56.8 sq. metres (610.9 sq. feet)



Total area: approx. 170.1 sq. metres (1830.7 sq. feet)

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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.