



52 Shambles Drive, Coppleshon, EX17 5HP

£950 pcm

HELMORES
SINCE 1699

52 Shambles Drive

Copplestone, Crediton

- 3 bedroom, semi-detached property
- Convenient, edge of village location
- Close to bus route and train station
- Very well presented
- Gas central heating and fully double glazed
- Private rear garden
- Car port and designated off road space

Very well presented, three bedroom property in edge of village location, close to amenities and transport links. The property on Shambles drive in Copplestone is a modern construction and benefits from off road parking space and adjacent car-port as well as enclosed, rear garden. The accommodation is semi-detached and on the ground floor there is well equipped kitchen and lounge/diner along with wc. On the first floor there are three bedrooms (two of which are good sized double rooms) as well as family bathroom.



HELMORES
SINCE 1699



This is the first time the property is offered to the rental market as has been owner/occupied since purchase.

TERMS :

Available - Mid to late June

Rent - £925pcm

Deposit - £925

Heating - Gas central heating

Unfurnished

Pets - Considered

DIRECTIONS : Follow the A377 to Copplestone from Crediton and leave the village, continuing on the A377 and Shambles Drive is the right turn as you leave the village, the property is then situated on your right with parking opposite

Sat nav - please follow the address or property postcode

What3words - [///taxi.precautions.thumb](https://www.what3words.com/#!/taxi.precautions.thumb)

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.



I'm INTERESTED to look! What next?

We'll fix you a viewing appointment - phone, email or call into the office (we're open 7 days a week) with some dates and times that suit you.

I want to APPLY! What next?

You'll need to complete an application form which you can be given a paper copy of or we can send you a link to your email.

We also need to check your ID so that we comply with the Right to Rent check, which is a legal requirement now for all tenancies - this can be found at <https://www.gov.uk/government/publications/right-to-rent-document-checks-a-user-guide>

HELP! I need more information on the whole renting process!

We're here to hold your hand through the entire process. So, get in touch with Helmores rental dept - the team are very friendly, helpful, knowledgeable and REALLY want to HELP you find your perfect home!

You can also check out our step by step RENTING GUIDE here: <http://www.helmores.com/rent/renting-guide>



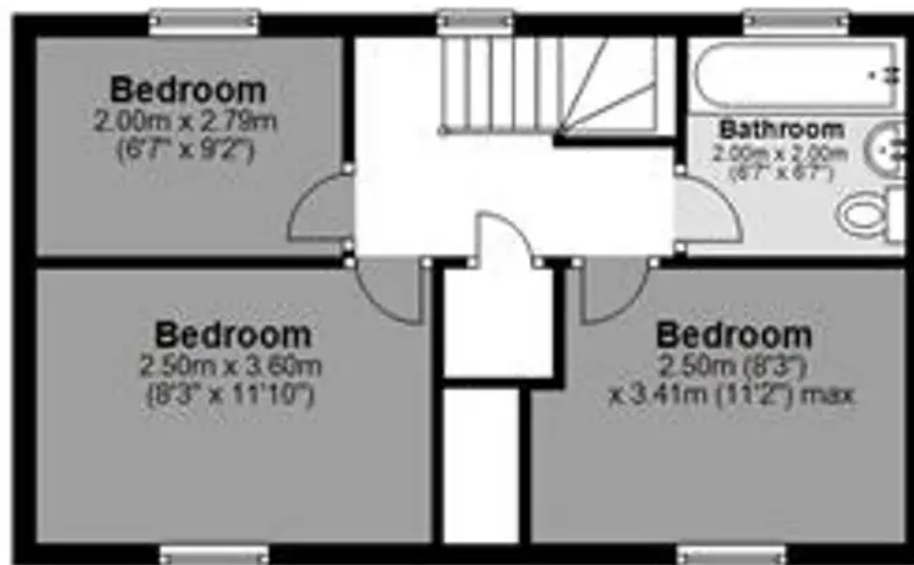
Ground Floor

Approx. 36.4 sq. metres (391.3 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.3 sq. feet)



Total area: approx. 72.7 sq. metres (782.6 sq. feet)



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

HELMORES
SINCE 1699

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.