



21 Bishops Drive, Copplestone

Guide Price £225,000

21 Bishops Drive

Copplestone, Crediton, EX17 5HR

- Modern two-bedroom mid-terrace home
- Popular village of Copplestone
- Close to train station, shops, School
- Updated contemporary kitchen
- Lovely conservatory with garden access
- Low-maintenance front and rear gardens
- Convenient downstairs WC
- Garage with parking space in front
- Ideal for first-time buyers/investors

This modern two-bedroom mid-terrace property is located in the popular village of Copplestone, less than a 10-minute drive from Crediton. It is conveniently situated within walking distance of the village railway station, village shop/post office, and Copplestone primary school.

The property is beautifully presented, featuring a recently updated contemporary kitchen with ample storage and high-gloss cabinets. The living/dining room flows into a bright conservatory, providing an ideal space for relaxation that leads directly to the rear garden. Additionally, the property has a convenient downstairs WC with a wash hand basin.





The first floor comprises two double bedrooms, a modern bathroom which is well-appointed with a wc, bath with shower over and a pedestal basin.

Externally, the front and rear gardens are designed to be low maintenance, offering the perfect outdoor space without extensive upkeep. The rear garden has a patio area with steps leading up to a space with artificial grass, where the current owner has placed numerous pots and planters. The garage, located just a short walk from the property, features an up-and-over door and a parking space in front.

The property benefits from uPVC double glazing and mains gas central heating.

21 Bishops Drive represents an excellent opportunity for those seeking to step onto the property ladder or for investors looking to expand their portfolio. With its modern amenities, excellent location, and low-maintenance gardens, this home is an ideal choice for buyers seeking comfort, convenience, and minimal upkeep.

Agents note: In accordance with the Estate Agents Act 1979, we declare that this property is owned by a relative of a member of Helmores staff.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2024/25 - £1846.13

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

Broadband within this postcode: Ultrafast Enabled 1000 Mbps



Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Conservation Area: No

Tenure: Freehold

Copplestone is a charming village in the heart of Devon, offering a welcoming community and a rural lifestyle. Surrounded by rolling hills and picturesque countryside, it lies along the A377 between Exeter and Barnstaple, with the Tarka Line railway providing convenient transport links. The village features the historic Copplestone Cross, an ancient granite pillar marking the junction of three parishes, adding a unique sense of history. Families are well catered for, with a local primary school and community amenities, including shops and a village hall hosting various activities. Copplestone's proximity to both Dartmoor and Exmoor National Parks makes it perfect for outdoor enthusiasts. The village offers a connected way of life, appealing to those wanting to escape city hustle while staying close to Crediton, Exeter, and Okehampton. With its friendly atmosphere and beautiful setting, Copplestone is ideal for families, first-time buyers, and anyone seeking a comfortable rural community.

DIRECTIONS

What3Words: ///hike.sock.firework

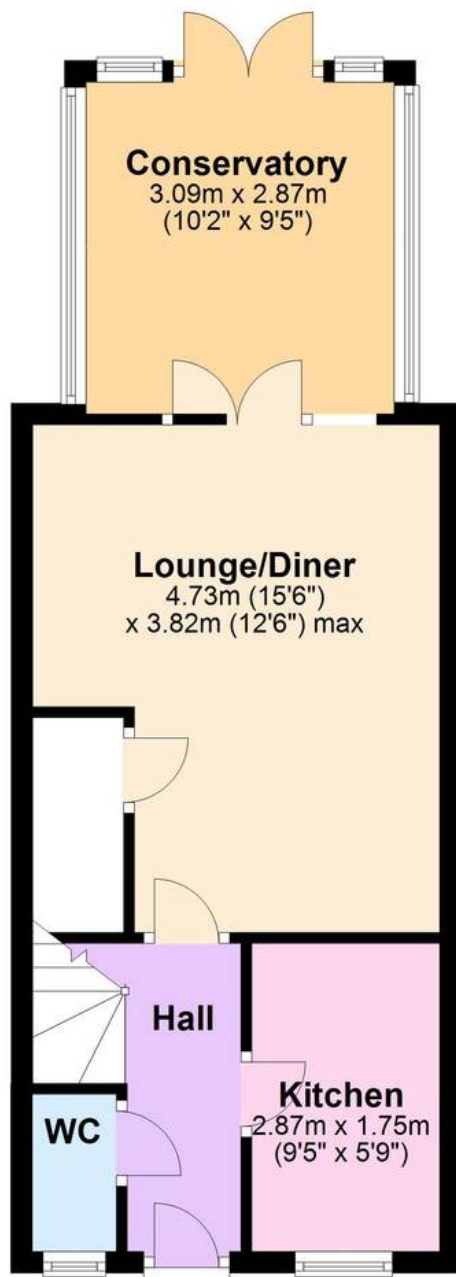
SAT NAV: EX17 5HR

On entering Copplestone from Crediton, proceed into the village, passing through the traffic lights, staying on the A377 road. Take the 2nd right into Bishops Drive, and 21 will be found on your left.



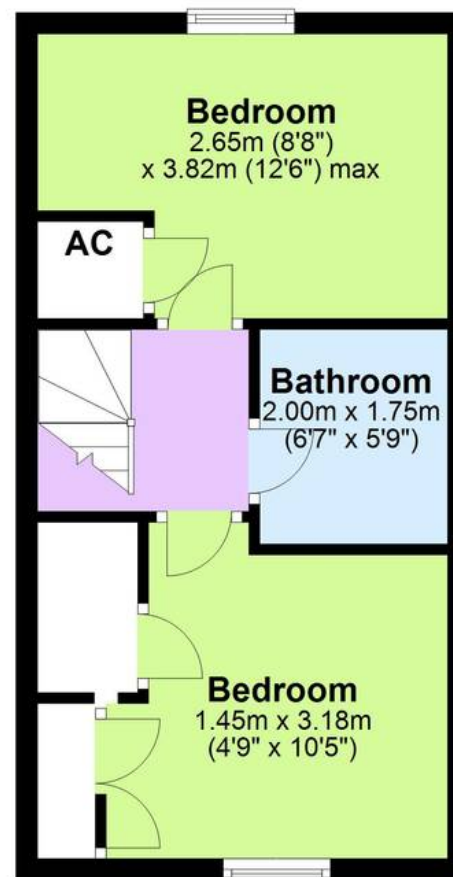
Ground Floor

Approx. 38.6 sq. metres (415.7 sq. feet)



First Floor

Approx. 29.2 sq. metres (314.6 sq. feet)



Total area: approx. 67.8 sq. metres (730.2 sq. feet)



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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.