



**16 Bewsley Hill, Copplestone, EX17 5NU**

Guide Price **£260,000**

# 16 Bewsley Hill

Copplestone, Crediton

- Mid terrace spacious home
- Enclosed generous garden
- Parking for 4 cars
- 3 Bedrooms
- Village location
- Kitchen/diner
- Close to train and bus links

Copplestone is a thriving village with great transport links via train and bus to Exeter and Barnstaple. Bewsley Hill is set in a quiet location away from the main road and is close to the primary school and shop/post office. This property is a mid terrace on a very generous plot offering 4 parking spaces and a large rear garden, with 3 bedrooms and spacious ground floor accommodation.

The kitchen has a range style oven with space for a fridge/freezer and dishwasher and is spacious enough for a good sized dining table. The lounge is full of light from the picture window overlooking the garden and has a woodburning stove. The utility area has space for a washing machine and dryer and space for a further fridge/freezer, a downstairs WC can be found here along with a back door to the garden.





Upstairs the master bedroom has a large array of fitted wardrobes and over looks the garden. The 2nd double bedroom also to the front and the large single is to the rear. The family bathroom has a white suite bath with shower over and vanity sink unit. The heating is from both a ground floor and 1st floor LG inverter heater providing heat and air conditioning.

Outside to the front there is a chipping parking area that will fit at least 4 vehicles and to the rear is a decking area to enjoy outdoor dining and the rest of the garden is laid to lawn with flower and shrub borders along with a shed. A rear gate provides access from Bewsley Hill.

Please see the floorplan for room sizes.

Current Council Tax: Band B

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 80mbps

Drainage: Mains drainage

Heating: Woodburning stove and LG inverter heaters

Listed: No

Conservation Area: No

Tenure: Freehold

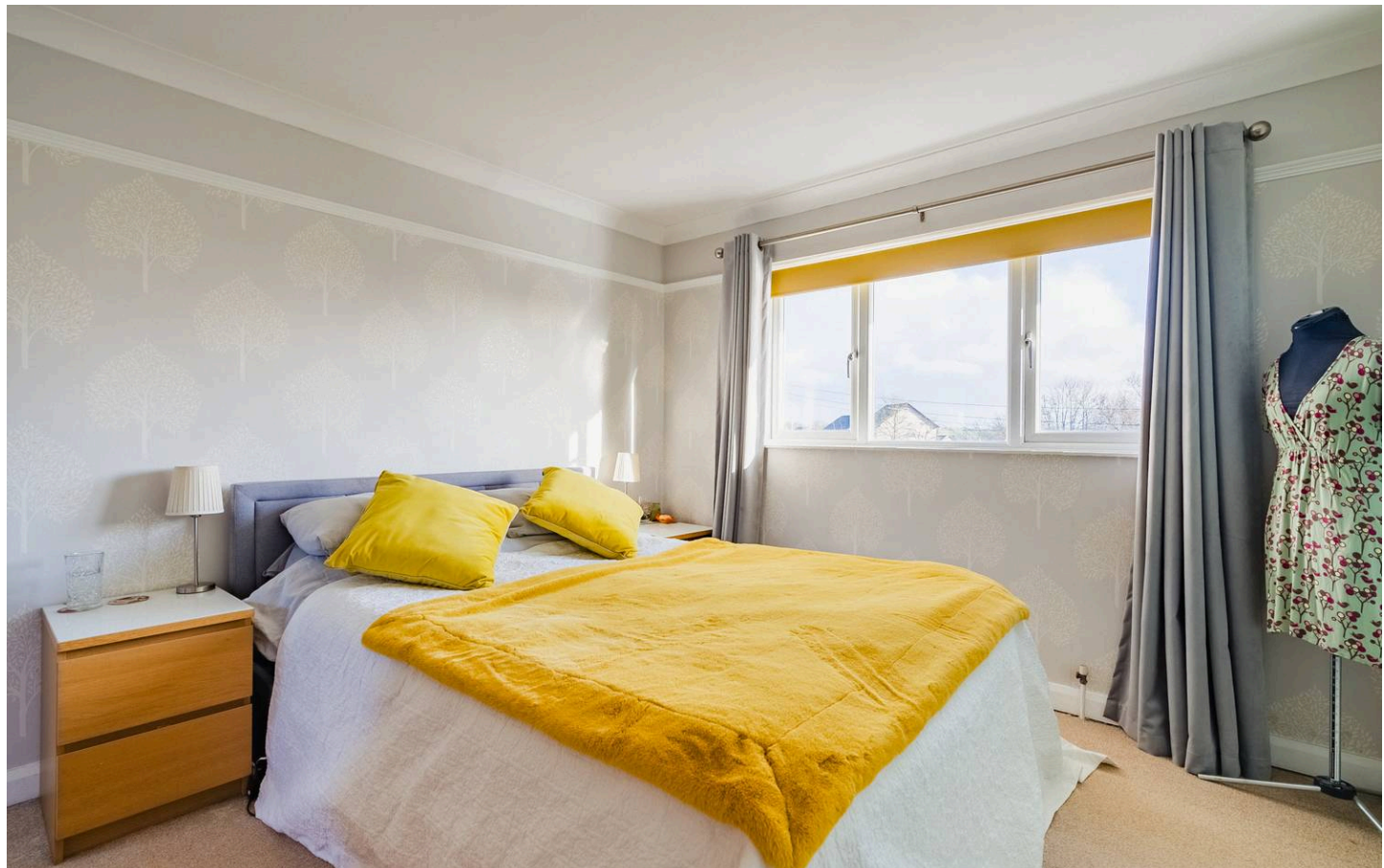


**Buyers' Compliance Fee Notice:** Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

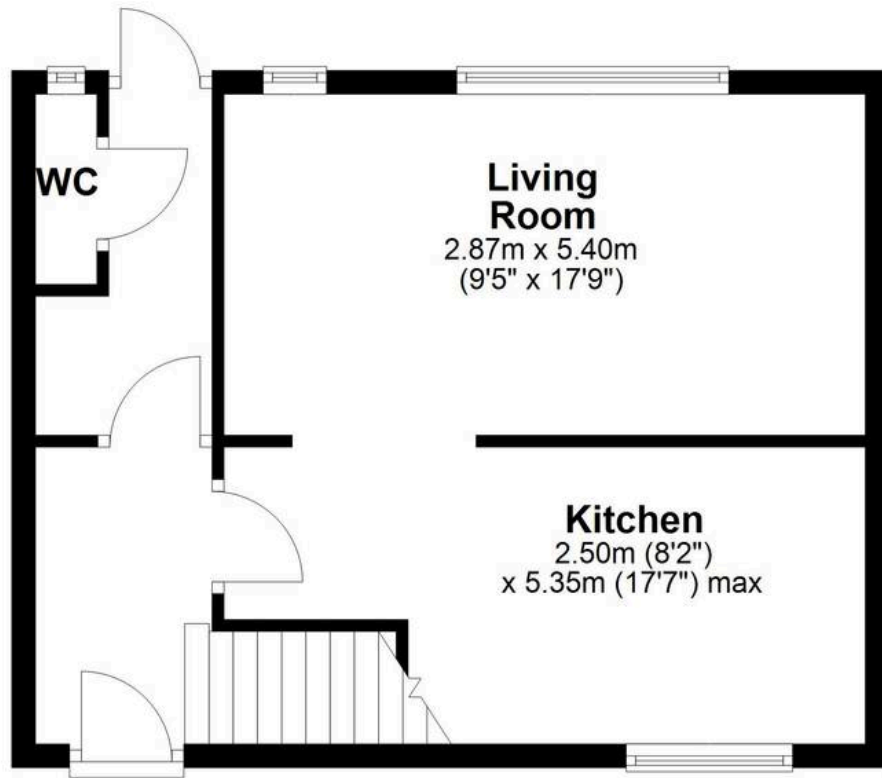
**COPPLESTONE** is a 5-minute drive west of Crediton on the A377, a main route into the City of Exeter. A stone's throw to the southwest is Dartmoor National Park, renowned for its invigorating walks and sublime scenery. Previously a traditional farming hamlet, Copplestone has grown over the years, and 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 :** From Crediton take the A377 in a Westerly direction. Upon reaching Copplestone, take a right turn at the Cross up Bewsley Hill. Take a left turn into Bewsley Hill and bear left, no. 16 can be found to the left with the parking area in front marked with a Helmores board.

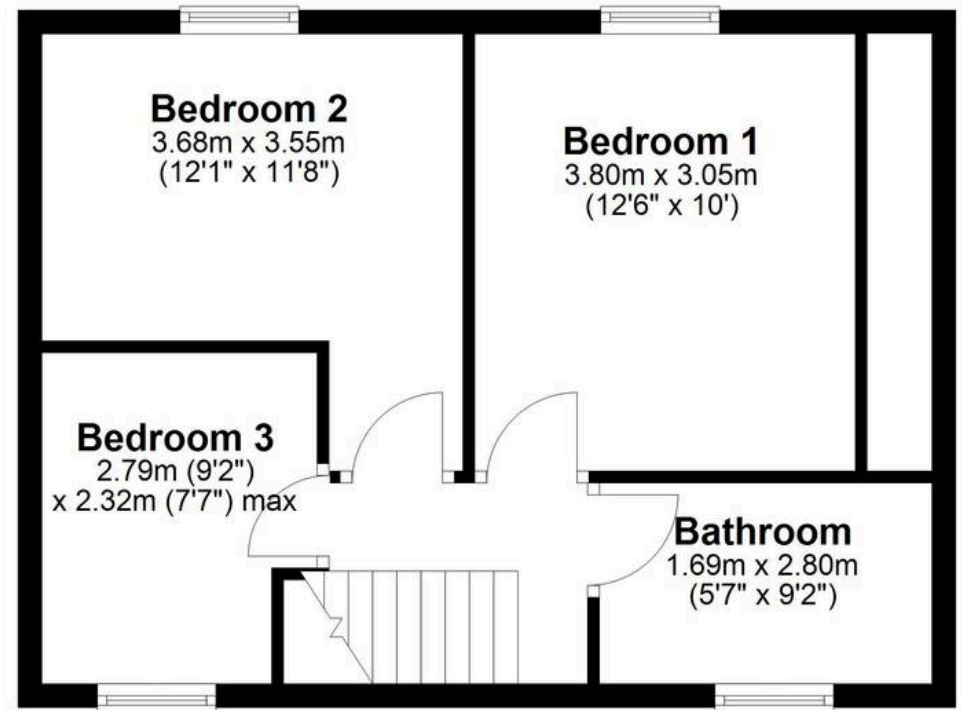
What3Words: ///troll.jaws.remotes



## Ground Floor



## First Floor





## Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](http://helmores.com/)

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