



**5 Shambles Drive, Coppleshon, EX17 5HP**

Guide Price **£310,000**

## 5 Shambles Drive

Copplestone, Crediton

- Large village property
- 5 Bedrooms
- Open plan kitchen/diner
- Popular village location
- 2 Minute walk to train station
- Enclosed easy to maintain garden
- Composite decking patio area
- Car port & parking for 2 vehicles
- Flexible accommodation over 3 floors

A three-storey home on the edge of Copplestone, just a short walk from the train station and within easy reach of the village primary school.

The house is arranged to offer flexibility, with a layout that can adapt depending on how the space is used. On the ground floor, the kitchen and dining area is fitted with white gloss units, an induction hob, double eye-level ovens and an integrated dishwasher. From here, doors open out to the rear garden, creating an easy connection between inside and out. A WC is also positioned on this level for convenience.

The living space can be arranged in different ways, with rooms that work equally well as lounges, additional bedrooms or study areas, depending on requirements.





On the first floor, one of the main bedrooms benefits from built-in wardrobes and its own en-suite. The upper floor provides further accommodation, including two double bedrooms, a single bedroom and a family bathroom.

Outside, the rear garden has been designed for straightforward upkeep, with a large composite decking area, great for entertaining and there's artificial grass creating a usable space for seating or play without the need for regular maintenance.

Parking is provided via a carport along with additional allocated space, offering practical off-road options close to the house.

Overall, this is a well-located home that combines flexible living space with low-maintenance outdoor areas and strong transport links, making it a practical choice for both commuting and day-to-day family life.

Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2026/27 - £2635.03

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

Broadband within this postcode: Ultrafast 1800Mbps

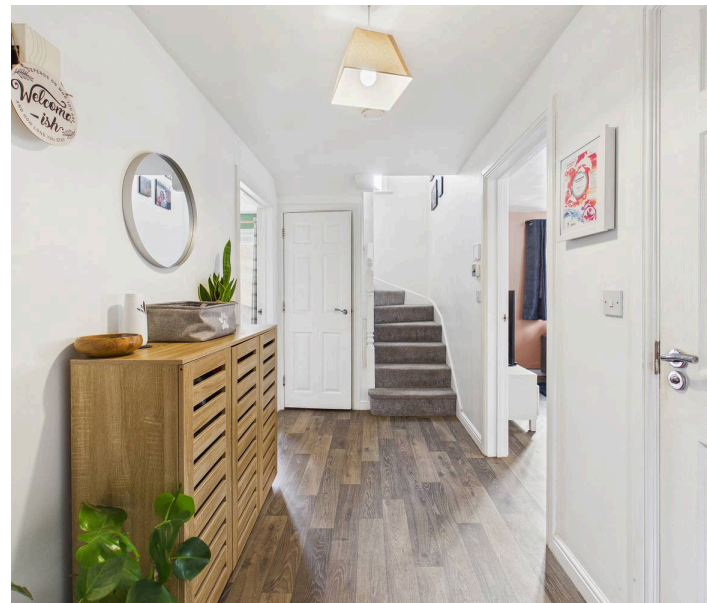
Drainage: Mains drainage

Heating: Mains gas central heating

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.

**Boundaries, Access & Parking:**

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

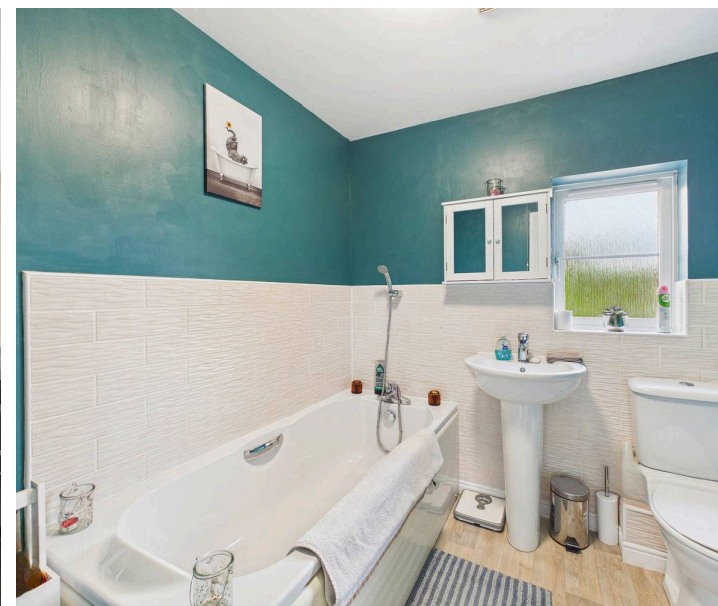
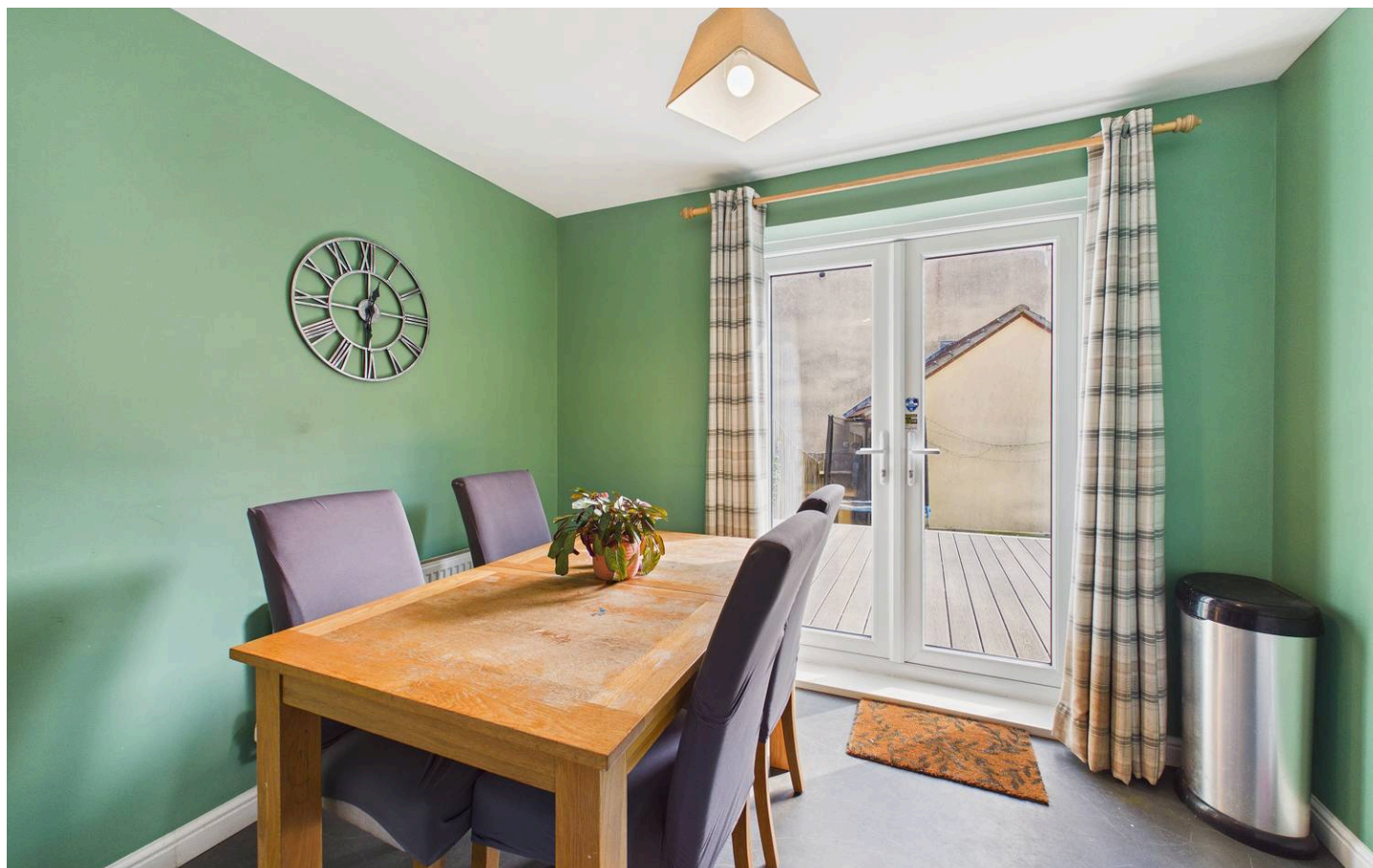
**Virtual Staging:**

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

**Estate Management Charge**

This property is subject to a management charge, which contributes towards the maintenance and upkeep of communal areas and shared spaces. Such charges are common on modern housing developments.

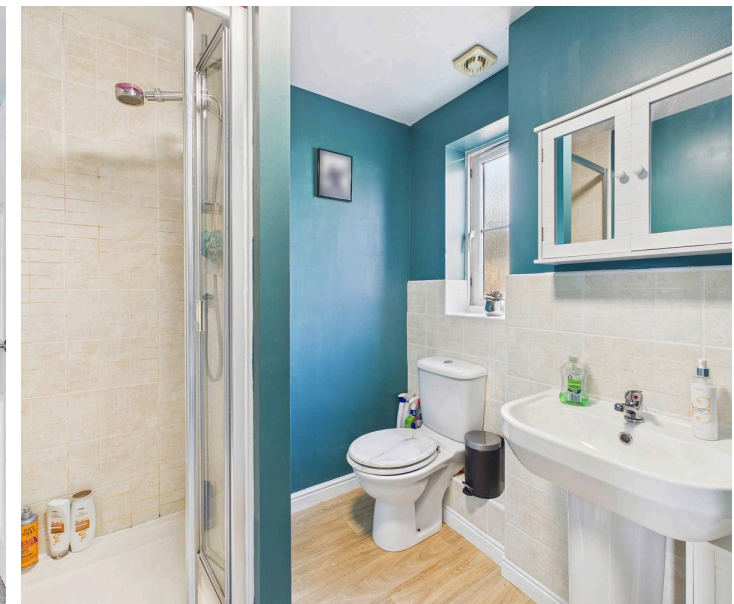
**COPPLESTONE** is a popular choice with families who favour its OFSTED GOOD primary school and excellent transport services that make commuting East or West a breeze. It's also home to the award winning Copplestone Farm Shop as well as an everyday convenience store with Post Office. There's also a thriving community scene offering a range of activities and events. Originally a traditional farming hamlet, the village has grown over the years and now offers a wide range of homes at the centre of which stands the 3m carved granite cross of Saxon origin.

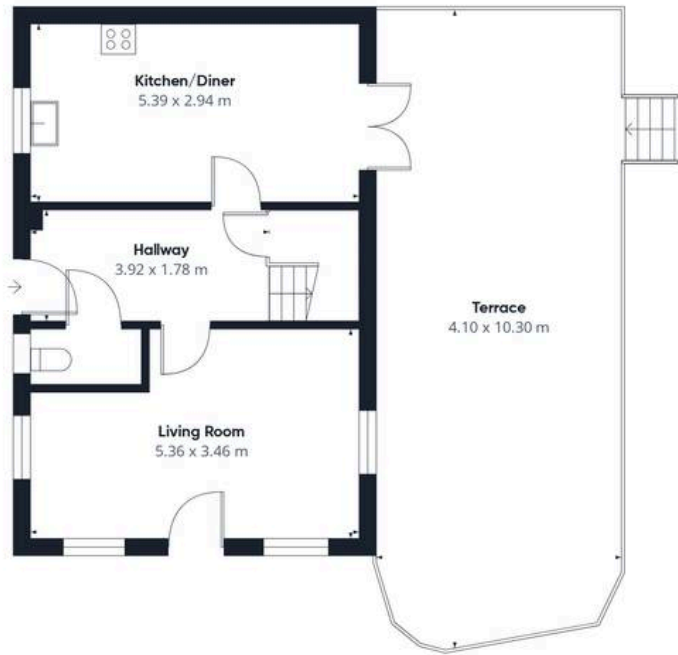


**DIRECTIONS** : From Crediton take the A377 in a Westerly direction, go straight through Coplestone keeping on the A377, at the end of the village take a right turn onto Shambles and number 5 can be found straight ahead marked with a Helmores board.

For SatNav: EX17 5HP

What3Words: ///wildfires.clashing.flinches

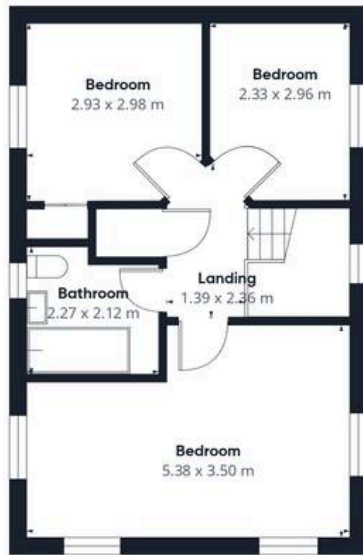




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

138.7 m<sup>2</sup>

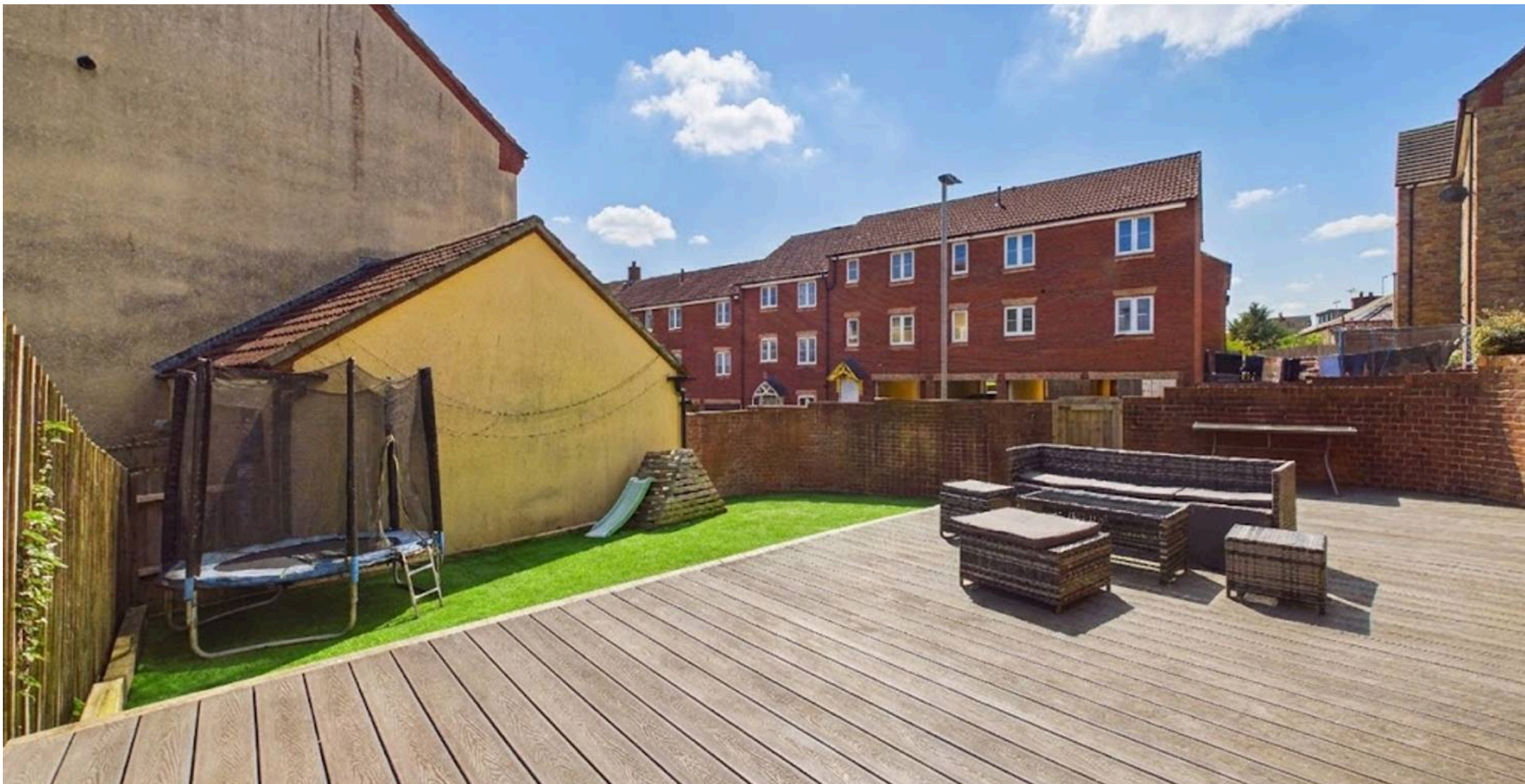
Balconies and terraces

41.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

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

[helmores.com/](https://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.