



7 Shambles Drive, Copplestone, EX17 5HP

Guide Price **£310,000**

7 Shambles Drive

Copplestone, Crediton

- Large village edge property
- Flexible accommodation over 3 floors
- 5 Bedrooms with ensuite to the master
- Kitchen/diner with access to the garden
- Car port & parking
- Short walk to train & bus services
- Enclosed easy to maintain garden
- Just 4 miles from Crediton
- No onward chain!

A versatile three-storey semi-detached townhouse in Copplestone, offering flexible accommodation that can adapt to changing needs, from family living and home working to multi-generational arrangements. The property has been thoughtfully laid out over three floors, with a number of rooms that can be used in different ways depending on requirements. The current arrangement provides generous living space alongside the potential to create up to five bedrooms if desired.

The ground floor forms the practical hub of the home, with an entrance hall leading to a downstairs WC and useful under-stairs storage. The open-plan kitchen and dining area is well equipped with a range of units, space for an American-style fridge freezer, Neff oven and four-ring induction hob. There is plumbing for both a washing machine and dishwasher, while patio doors open onto the enclosed terrace, bringing a strong connection between the kitchen and outside space.





A large reception room on this floor is currently used as a dining room but could equally work well as a lounge, playroom or additional living space.

The first floor is home to the principal bedroom, which benefits from fitted double wardrobes and a recently updated ensuite shower room with a vanity unit and modern white suite. A further large reception room is currently used as the lounge but provides excellent flexibility, with potential to become another bedroom, office or playroom depending on lifestyle needs.

The top floor provides three further bedrooms, including a large single, a double and a very large bedroom with access to a recently fitted Jack and Jill style bathroom. There is also useful storage on the landing, including a fitted wardrobe and airing cupboard, along with access to the modern Worcester gas central heating boiler.

Outside, the enclosed patio terrace provides an easy-to-maintain outdoor area, suitable for seating, entertaining and secure use by pets or children.

Parking is provided via the driveway, leading to a former carport which has been adapted by the current owners to create a secure storage area while retaining parking space in front. A large garden shed provides further storage.

The property benefits from mains water, mains drainage and gas central heating.

Overall, this is a home where flexibility is the key feature. The combination of multiple reception spaces, adaptable bedrooms and practical outside areas makes it a property that can evolve with its owners, whether that means accommodating a growing family, working from home or creating separate areas for different generations.



Agents Notes: The leasehold is 999 years from 1st January 2005, there is no ground rent to pay and no maintenance charge. There is an estate fee to pay for upkeep of communal areas of £83.56 twice per year.

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

Construction: Standard

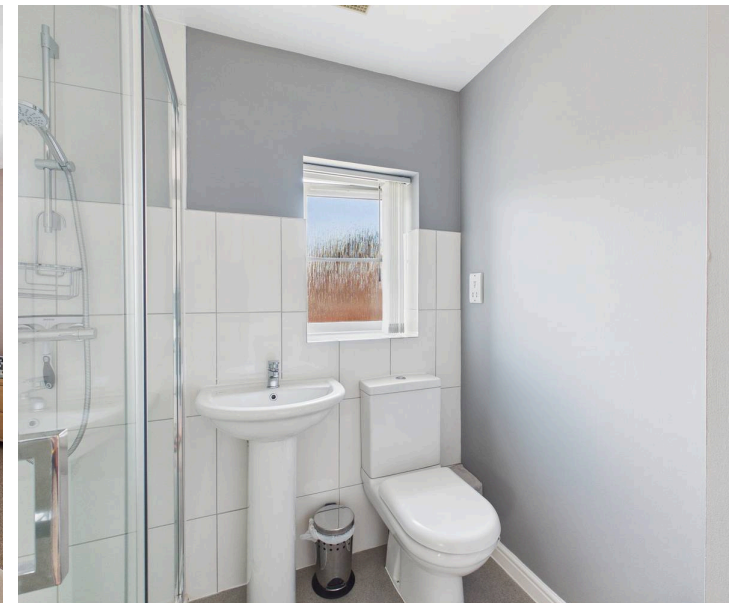
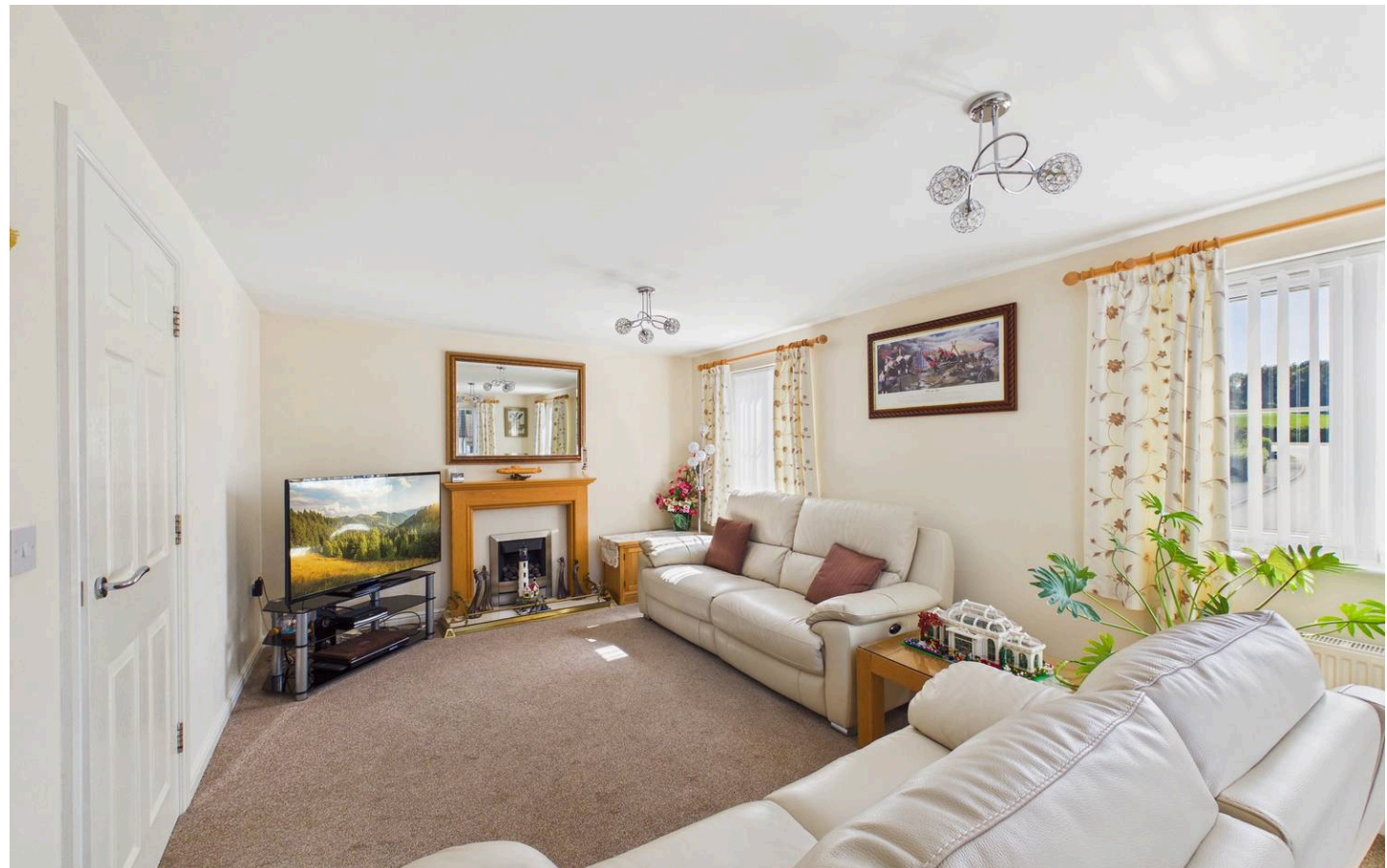
Listed: No

Conservation Area: No

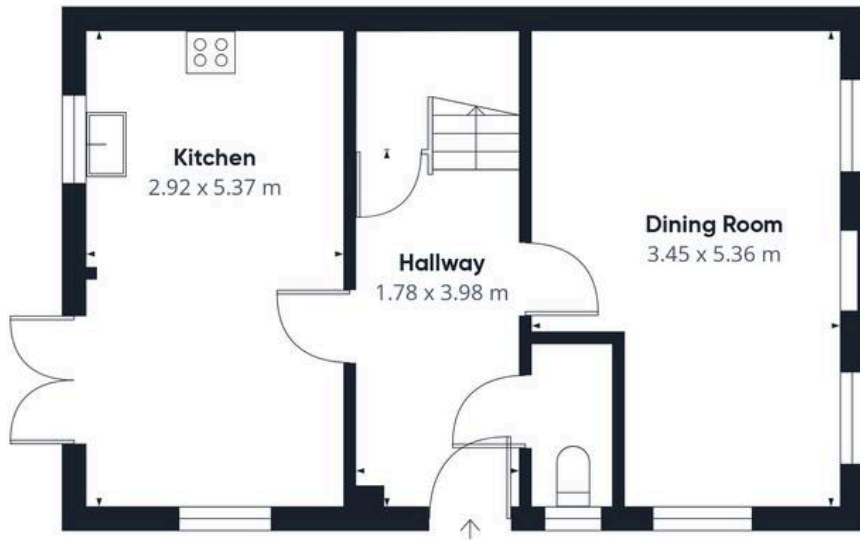
Tenure: Leasehold

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.

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.



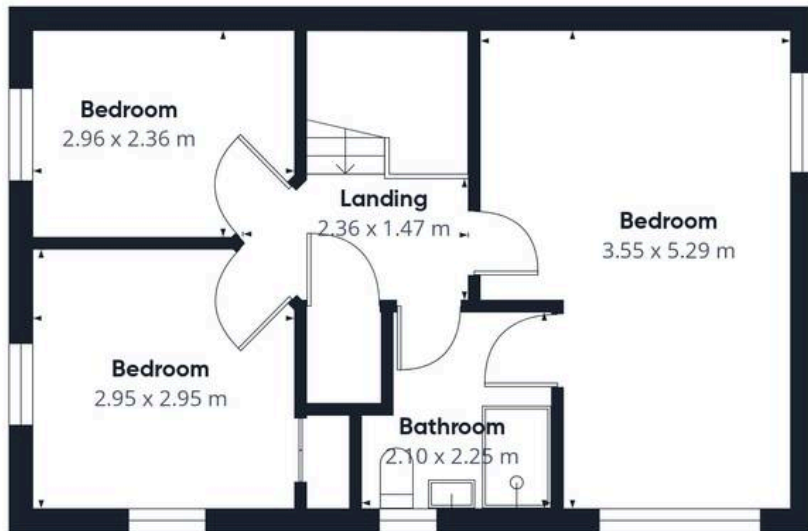




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾
126.1 m²

(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.

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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.

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.

We're informed by the seller that the property is leasehold. Buyers should confirm the remaining term, ground rent, service charge and any review or management fees with their conveyancer. Buyers should also confirm any restrictions on alterations, subletting or use with their conveyancer.

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.

DIRECTIONS : From Crediton take the A377 in a Westerly direction, go straight through Copplestone 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:
///prefect.grumbles.weeps





Helmores

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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.