



21 Bishops Drive, Copplestone, EX17 5HR

Guide Price **£225,000**

21 Bishops Drive

Copplestone, Crediton

- Beautifully presented two-bedroom home
- Two double bedrooms
- Modern fitted kitchen
- Living/dining room opening into a bright conservatory
- Low-maintenance front & rear gardens
- Garage with parking space in front
- Ground-floor WC
- Mains gas central heating & double glazing
- Walk to the railway station, shop & primary school
- Popular village location within easy reach of Crediton

21 Bishops Drive is a really easy home to like. It's beautifully presented, straightforward to look after and sits in a particularly handy part of Copplestone, with the village shop and post office, primary school and railway station all within walking distance. Crediton is less than a ten-minute drive away, while the train gives you another option for getting into Crediton and Exeter without relying on the car. For a two-bedroom home, there's a good balance of living space, outside space and practical extras too, with a garage and parking as well as gardens front and rear.

Inside, the kitchen is modern and well thought out, with plenty of storage and working space within its high-gloss units. The living/dining room gives you room for both a sofa area and dining table, before





flowing naturally into the conservatory at the rear. It's a useful extra room that works particularly well as somewhere to sit and enjoy the garden, with doors taking you straight outside. There's also a ground-floor WC, while upstairs are two proper double bedrooms and a modern bathroom with a shower over the bath. Mains gas central heating and uPVC double glazing complete what is a comfortable, well-kept home without an obvious list of jobs waiting for its next owner.

The gardens have been designed to be enjoyed without demanding too much of your weekends. At the rear, a patio provides somewhere to sit immediately outside the house, with steps leading to an upper area of artificial lawn where there's plenty of scope for pots and planting. The front is similarly easy to maintain, while the garage is just a short walk from the house and has its own parking space immediately in front. Put it all together and No. 21 makes a lot of sense for anyone wanting a smart first home, somewhere to downsize to or simply a comfortable village home with good transport links and very little to look after.



Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon

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

Broadband within this postcode: Ultrafast enabled (Ofcom)

Drainage: Mains drainage

Heating: Mains gas central heating

Construction: Standard

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.

Agents' Notes:

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. Please note that the garage is on a long lease agreement and is part of the coachhouse. A peppercorn rent and contribution to insurance maybe requested by the owner of the coachhouse. Buyers should check this with their conveyancer.

Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

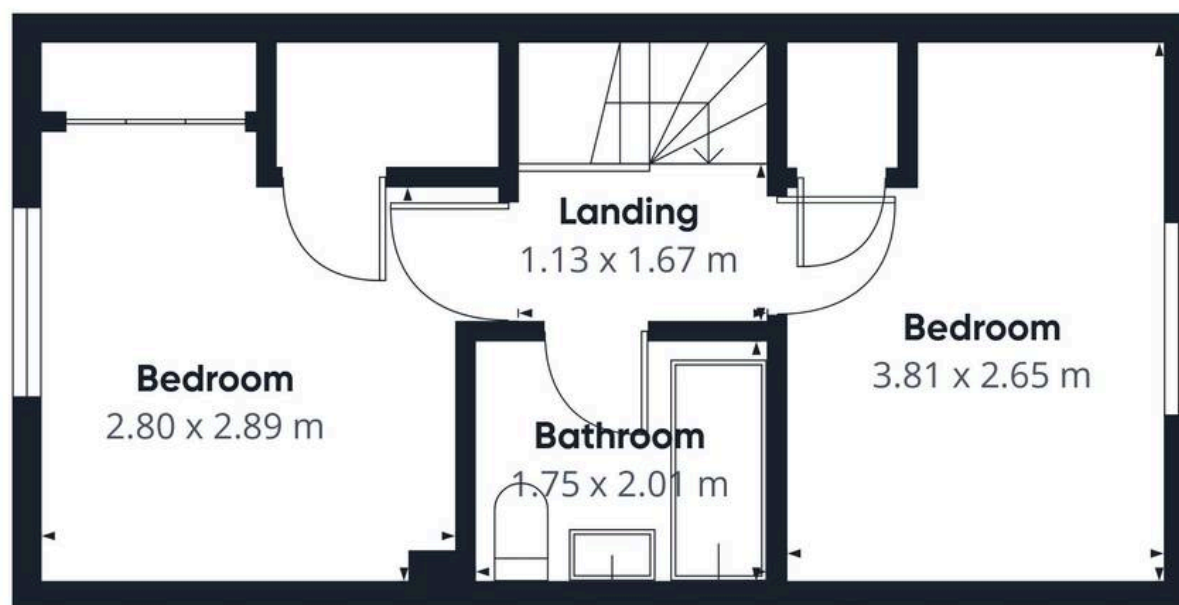
Digital Photo Enhancement/Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, 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.





Approximate total area⁽¹⁾
63.9 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.

GIRAFFE360



Estate management charge:

We're informed by the seller that an annual payment of £174 is payable to Meadfleet for the maintenance of open spaces on the development.

CREDITON is a vibrant market town with a bustling high street full of independent shops, eateries, and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities take place. The market square is also home to the town's twice-monthly farmer's market. The town has an equally significant past. It was originally the first Bishopric in Devon and the imposing Parish Church of The Holy Cross now stands where once stood Devon's first Saxon cathedral (909-1050AD). It is also the birthplace of Saint Boniface, one of the founding fathers of the Christian church in Europe. Easily commutable to Exeter and with two primary schools, a secondary school with sixth form as well as a wide range of necessary amenities, it's clear why the town is a firm favourite with locals and relocators alike.

DIRECTIONS

Use EX17 5HR or the what3words is [///hike.sock.firework](https://www.what3words.com/?w3w=hike.sock.firework)

On entering Copplesstone from Crediton, proceed into the village, passing through the traffic lights, bearing right and staying on the A377. Take the 2nd right into Bishops Drive, and immediately left, No 21 will be found on your left towards the end.





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.