



38 Shambles Drive, Copplestone, EX17 5HP

Guide Price **£285,000**

38 Shambles Drive

Copplestone, Crediton

- 3 Storey Townhouse
- 5 Bedrooms
- Flexible accommodation
- Garage & Parking
- Enclosed easy to maintain garden
- Master bedroom with ensuite
- Short walk to the train & bus
- Popular village location
- Just 4 miles from Crediton

A five-bedroom, three-storey townhouse on the edge of Copplestone, offering generous accommodation, flexible living space and excellent transport connections to Exeter and Barnstaple.

The property provides an impressive amount of space across three floors, making it a practical choice for families, those needing dedicated home working areas or buyers looking for rooms that can adapt over time.

The ground floor is centred around everyday living, with a fitted kitchen featuring light wood-effect shaker units and space for a fridge freezer, oven, gas hob and other appliances. The open-plan lounge and dining area creates a sociable space for relaxing and entertaining, with patio doors opening directly onto the garden terrace.

The first floor includes the principal bedroom, which benefits from fitted wardrobes and an en suite shower room. A further spacious double bedroom completes this level.





The top floor provides three additional bedrooms, including a single bedroom, a smaller double and a larger double bedroom with fitted wardrobes. A family bathroom with shower over the bath serves this floor.

Outside, the enclosed rear garden is arranged over two levels, with a terrace immediately outside the house and steps leading down to a lower area with planting and shrubs, a perfect spot for outdoor dining and entertaining. A side gate provides access to the dedicated parking space and attached garage. The garage benefits from power, lighting and water, providing useful storage or workshop potential.

The property is positioned within easy walking distance of Copplestone train station and local bus routes, providing links towards Exeter and Barnstaple. The village primary school is nearby, while the market town of Crediton is just four miles away.

Overall, this is a home where space and flexibility are the key features. The combination of five bedrooms, separate areas across three floors, parking and transport links makes it a versatile property for modern family life in a well-connected Devon village.

Agents Note: The garage is under a coach house and this part of the property is leasehold, enquire within the office for more details.



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: 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:

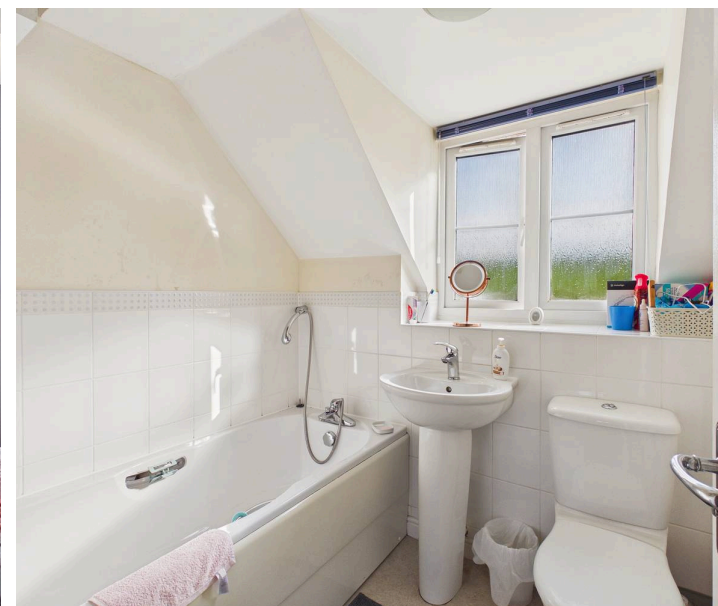
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

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.

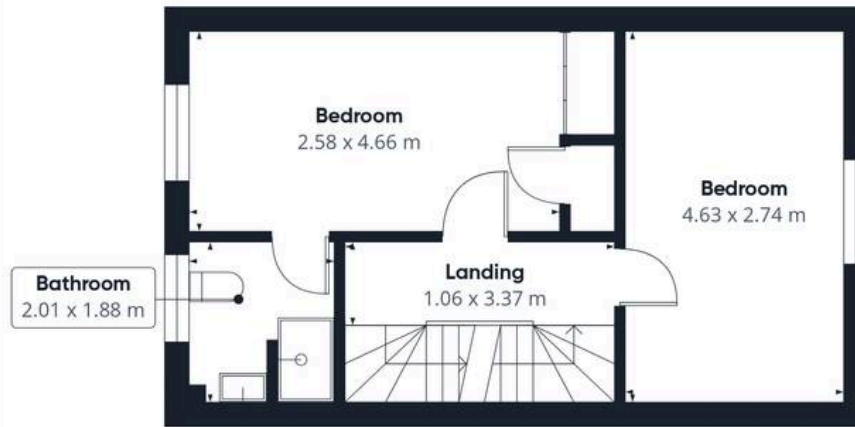
Estate Management Charge

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.

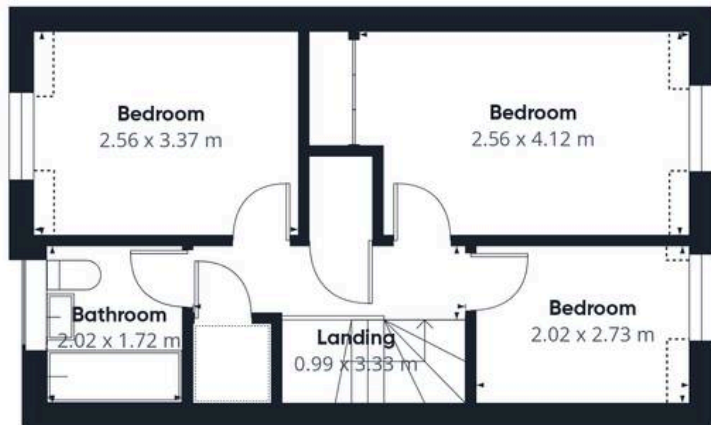




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
104.4 m²
Reduced headroom
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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

GIRAFFE 360

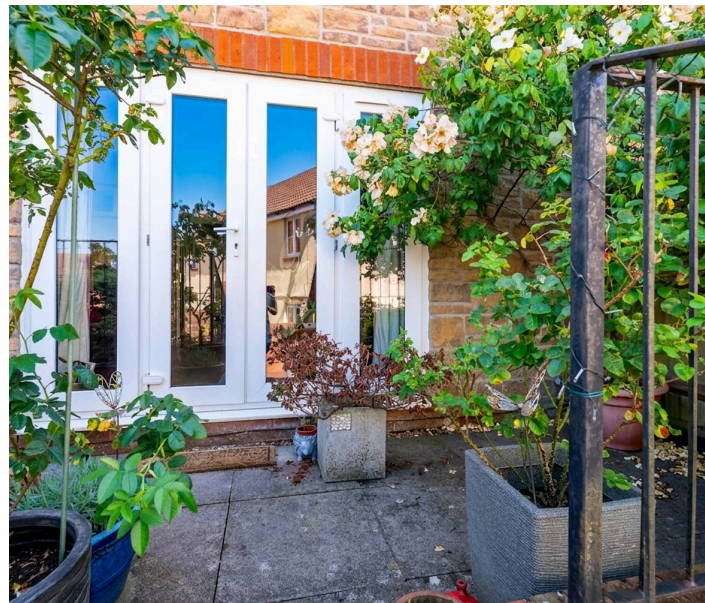


COPPLESTONE is a popular choice with families who favour its OFSTED GOOD primary school and excellent transport services that make commuting East or West a breeze. It's also home to the award winning Coplestone Farm Shop as well as an everyday convenience store with Post Office. There's also a thriving 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. Upon reaching Coplestone go through the lights and bear around to the right, near to the end of the village is a right turn onto Shambles Drive. Park along to the left and follow the path to the front of the property.

For SatNav: EX17 5HP

What3Words: ///tricycle.surprised.mended





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.