



6 Mill Avenue, Copplestone, Crediton, EX17 5HS

Guide Price **£210,000**

6 Mill Avenue

Copplestone, Crediton

- Mid terrace modern home
- Popular village location
- Very short walk to train station
- uPVC double glazing
- Gas central heating
- 2 Double bedrooms
- Garage & parking
- Easy to maintain enclosed garden
- Short walk to shop & primary school
- No chain!

This modern two-bedroom mid-terrace house is particularly well placed for village life, with Copplestone railway station less than a minute away and the local shop, bus stops and primary school all within easy walking distance. Offering straightforward, low-maintenance living with useful parking and a garage, it would suit commuters, downsizers or those looking for an easily managed investment.

The ground floor has a comfortable open-plan lounge and dining room, with patio doors opening onto the rear garden. The kitchen has Shaker-style units, a four-ring gas hob and under-counter oven, together with space for the usual white goods. Upstairs are two double bedrooms and a family bathroom.





Outside, the enclosed rear garden is predominantly paved for easy maintenance and has a gate opening onto the rear service lane, providing convenient access without having to go through the house. There is also a single garage and two parking spaces, giving the property particularly useful off-road parking.

The house benefits from UPVC double glazing and gas central heating and is offered with no onward chain. Its combination of immediate access to the railway station, village amenities, low-maintenance garden and generous parking makes it a practical home in a well-connected village setting.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2026/27 - £2049.47

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

Broadband within this postcode: Ultrafast 1800Mbps

Drainage: Mains drainage

Heating: Mains gas central heating

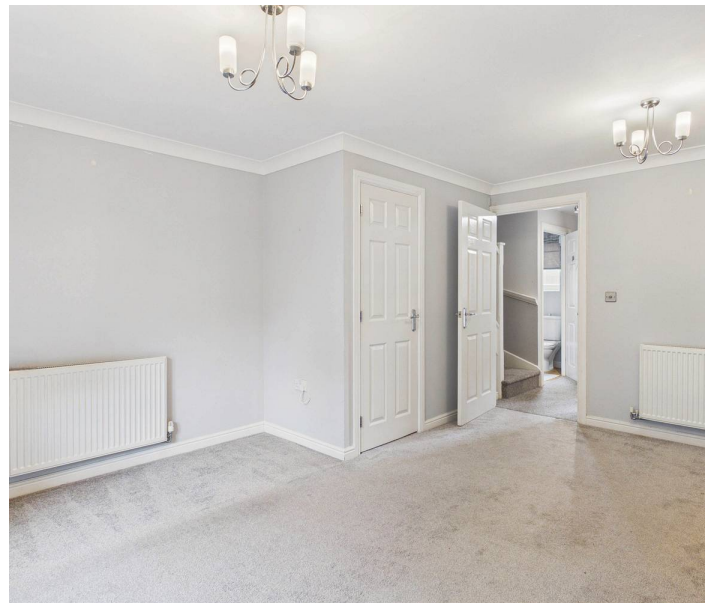
Construction: Standard

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.

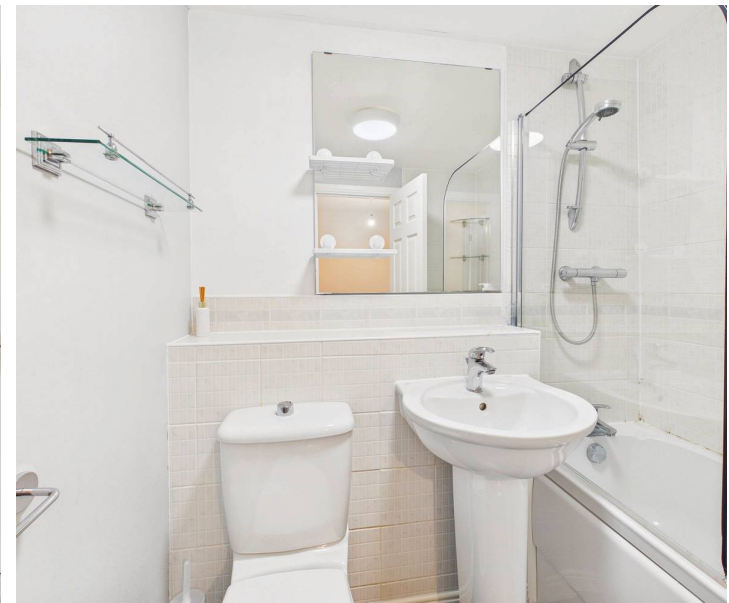
Virtual Staging:

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.

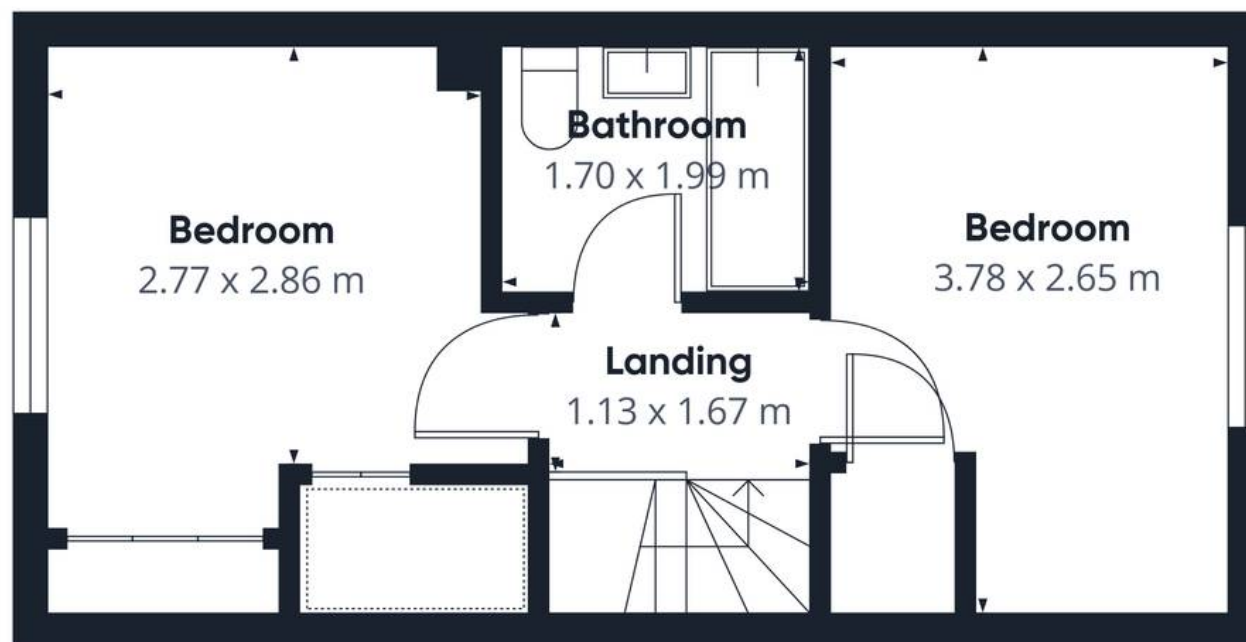
COPPLESTONE is a popular choice with families who favour its OFSTED GOOD primary school and excellent transport services that make commuting East or West a breeze. It's also home to the award winning Copplestone Farm Shop as well as an everyday convenience store with Post Office. There's also a thriving 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.





Floor 0

Approximate total area⁽¹⁾
53.8 m²



Floor 1



(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



DIRECTIONS: From Crediton High Street take the A377 in a Westerly direction. Upon reaching Copplestone, go through the lights and around to the right staying on the A377. Take a right turn onto Bishops Drive and continue around to the right onto Station Road. Mill Avenue can be found on the left and the property can be found to the right marked with a Helmores board.

For SatNav: EX17 5HS4

What3Words: ///seaside.collision.amaze





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.