



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

Guide Price **£245,000**

# 52 Shambles Drive

## Copplestone, Crediton

- Modern semi-detached home in popular village setting
- Edge of Copplestone with easy access to Exeter and Crediton
- Living/dining room opening onto the rear garden
- Modern fitted kitchen and ground floor WC
- Three bedrooms including two good doubles
- Well presented and ready to move into
- uPVC double glazing and modern construction
- Enclosed rear garden ideal for children and pets
- Off-road parking and adjoining car port
- Village amenities and rail links nearby

Situated within the popular village of Copplestone, 52 Shambles Drive is a modern semi-detached home offering comfortable and practical accommodation, ideal for a range of buyers from first time purchasers through to families or those looking for an easy to maintain home.

Copplestone continues to be a sought after village thanks to its excellent transport links and day to day amenities. There's a well regarded primary school, shop, pub and regular bus services, while the village railway station provides links to Crediton, Exeter and beyond. The A377 also makes commuting straightforward while still allowing buyers to enjoy village life and the surrounding Devon countryside.

The property itself is well presented throughout and benefits from modern construction, helping with both efficiency and ease of maintenance.

On the ground floor, the layout works particularly well for modern living. The kitchen is well fitted with a good range of storage and workspace, while to the rear the living/dining room is a bright and sociable space with doors leading out to the garden. There is also a useful downstairs WC.





Upstairs, there are three bedrooms, two of which are comfortable doubles, all served by the family bathroom. Outside, the rear garden is enclosed and designed to be easy to enjoy, making it ideal for children, pets or simply sitting out in the warmer months.

A real advantage here is the parking arrangement, with an off-road parking space alongside an adjoining car port providing covered parking or additional storage options.

Overall, this is a straightforward, modern home in a convenient village location, ready for a new owner to move straight into.

Please see the floorplan for room sizes.

Current Council Tax: Band C- Mid Devon

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

Broadband within this postcode: Superfast Enabled

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.

**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](http://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.

**Chain Status / Vacant Property:**

We're informed by the seller that the property is intended to be sold with vacant possession. This information was correct at the time of listing but may change prior to sale.

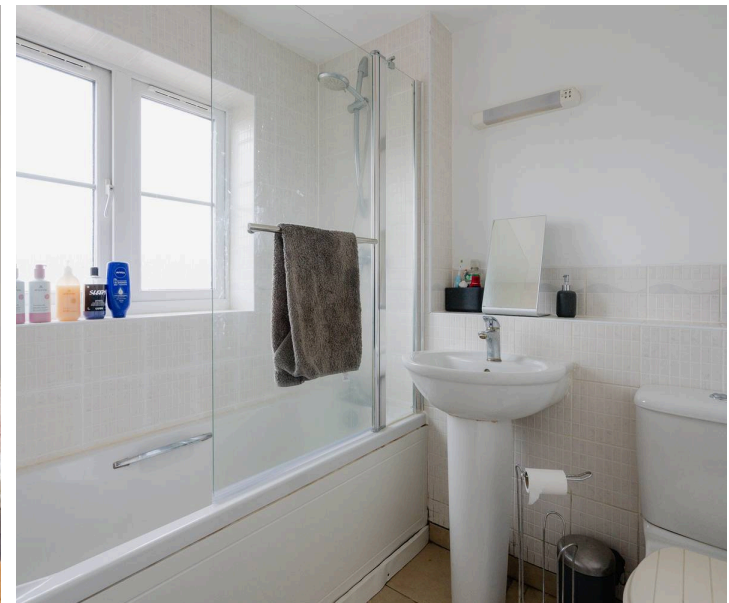
**Estate / Management Charges (Freehold Estates):**

We're informed by the seller that an estate or management charge is payable for maintenance of shared areas. Buyers should confirm the amount, payment frequency and review terms with their conveyancer.

**DIRECTIONS**

For Sat-Nav use EX17 5HP or the what3words is [///respondeo.fairway.jelly](https://www.what3words.com/#!/respondeo/fairway/jelly)

Leaving Copplestone on the A377 towards Lapford, take the right turn into Shambles Drive and the property will be found on the right.



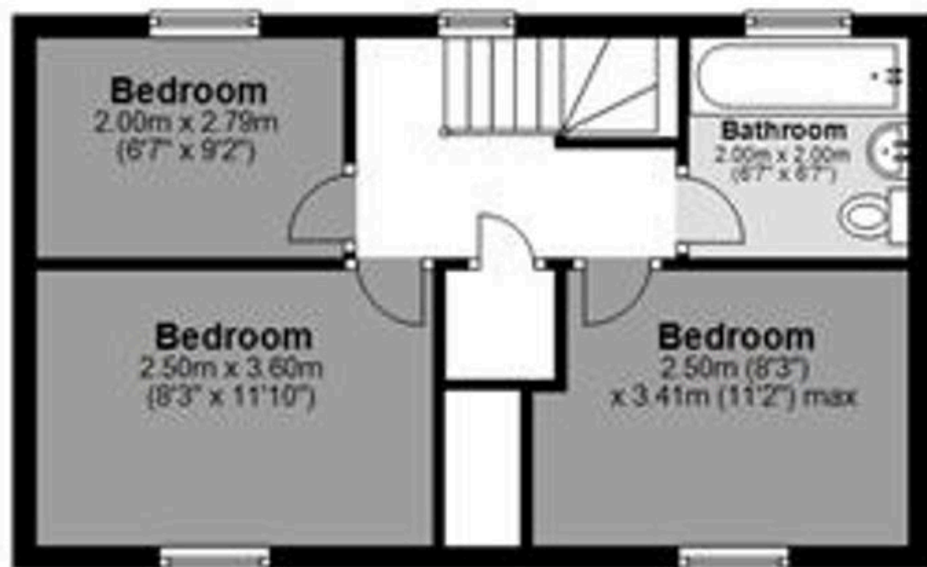
### Ground Floor

Approx. 36.4 sq. metres (391.3 sq. feet)



### First Floor

Approx. 36.4 sq. metres (391.3 sq. feet)



Total area: approx. 72.7 sq. metres (782.6 sq. feet)



## Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

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

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