



7 Mill Avenue, Copplestone, EX17 5HS

Guide Price **£200,000**

7 Mill Avenue

Copplestone, Crediton

- Well presented coach house
- 2 double bedrooms
- Added bonus of a garden
- Garage
- Off street parking
- Close walk to train and bus
- Quiet tucked away location

This two-bedroom coach house is set in a quiet corner of Copplestone, just a short distance from Crediton. Tucked away from the main flow of the estate, it enjoys a private position while still being close to everyday amenities.

The accommodation is smartly presented and has been well maintained, creating a home that feels comfortable and easy to manage from the outset. The layout is straightforward, with two double bedrooms and a bright living space that makes good use of the available light.

A notable advantage – and something not often found with coach houses on this development – is the inclusion of a private garden, providing space to sit outside, garden, or simply enjoy a bit of fresh air.

Practical features include gas central heating, uPVC double glazing, a garage, and parking for one car.

From here, the village shop, railway station and regular bus services are all within a short walk, making day-to-day life convenient while still offering a calm residential setting.





Agents Note: The property comes with the freehold of the whole building, the other two garages below are with other properties on a leasehold basis and a peppercorn rent may be charged.

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 1800Mbps

Drainage: Mains drainage

Heating: Mains gas central heating

Construction: Brick

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.

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.



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.

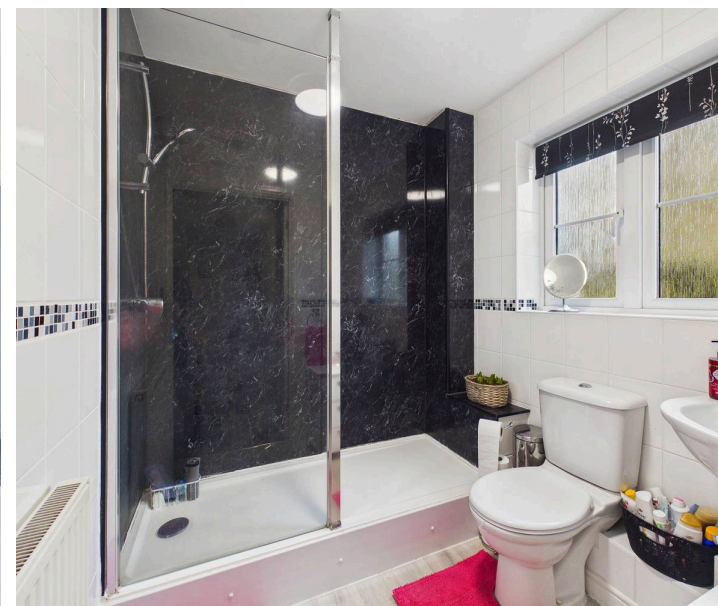
This property is subject to a management charge, which contributes towards the maintenance and upkeep of communal areas and shared spaces. Such charges are common on modern housing developments (Roughly £140 per year here)

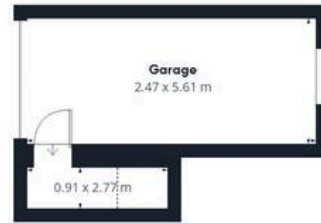
COPPLESTONE is a popular choice with families who favour its OFSTED GOOD primary school and excellent transport services that make commuting East or West a breeze. It's also home to the award winning Copplestone Farm Shop as well as an everyday convenience store with Post Office. There's also a thriving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

DIRECTIONS : From Crediton take the A377 in a westerly direction. Upon entering Copplestone, go through the lights and bear around to the right toward Barnstaple. Take a right turn onto Station Road and then a left turn onto Bishops Drive, take a right and the property can be found straight ahead.

For Sat Nav: EX17 5HS

What3Words: ///animator.resist.fierly





Floor 0



Floor 1



Approximate total area⁽¹⁾

76.9 m²

Reduced headroom

0.9 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.

GIRAFFE360



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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.