

Shambles Drive

Copplestone, EX17 5HP

Guide Price £294,000

Bradleys ESTATE AGENTS

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Description

This very well presented village home consists of a 25' living room/modern kitchen, five bedrooms, bathroom, shower room and cloakroom. The gardens are laid to lawn to the front and rear with a patio area adjacent to the rear of the house and a garage and carport to the front.

The accommodation includes the front door which leads to the entrance hall with a door to the cloakroom, stairs to the first floor and doors to the 25' living/kitchen/family room with fitted modern units and patio doors to the rear garden, plus an understairs cupboard.

The first floor consists of the landing giving access to three bedrooms and the main bathroom and a further staircase to the second floor with access to a further two bedrooms and a shower room.

Outside there are lawned gardens to the front and rear with a patio area as well as a garage and carport.

Location

Copplestone is a popular Mid Devon village adjoining the A377 Exeter / Barnstaple road about 4 miles west of Crediton. The Cathedral City of Exeter is about 12 miles to the south east with excellent communications including the M5 motorway, main line rail stations and its airport to the east of the city. To the south west and the north east of Copplestone are the National Parks of Dartmoor and Exmoor. The village has an old Inn, post office / general stores and a modern primary school. There is a bus service through the village to Exeter via Crediton.





Directions

What3Words: ///befitting.boom.patting

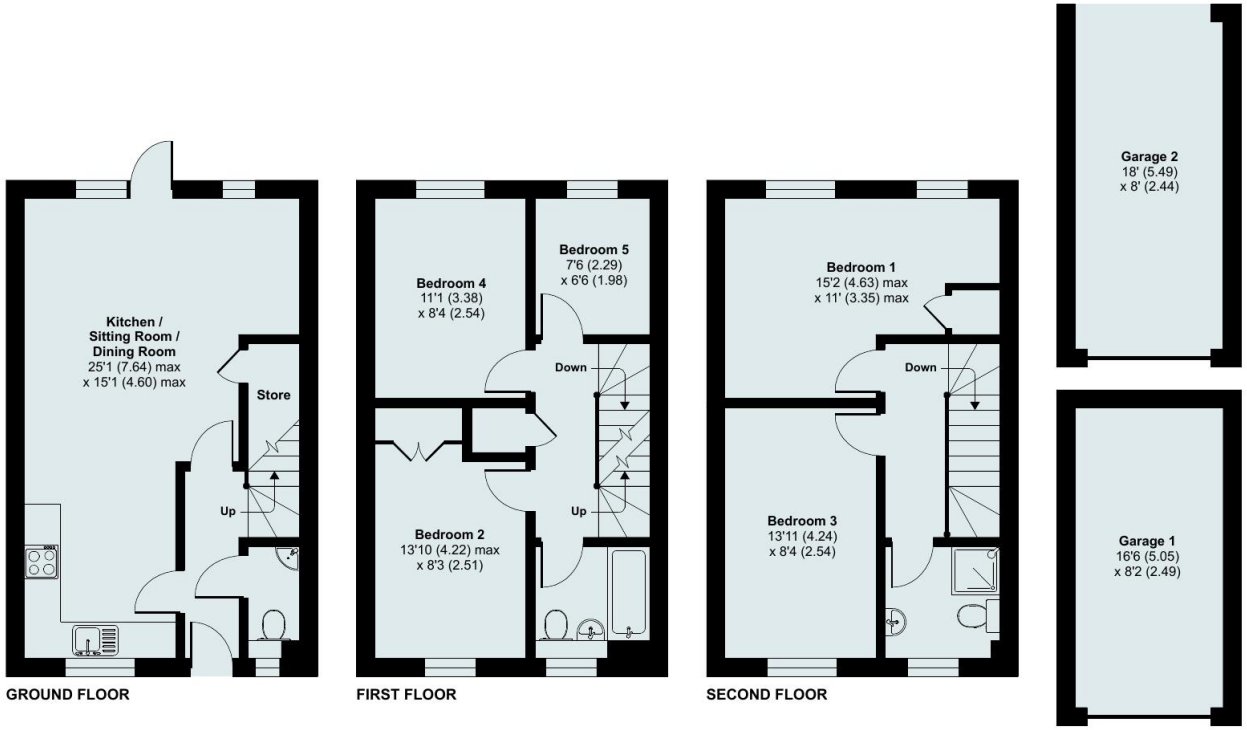


Material Information

- EPC Rating: C
- Mains electricity, gas, water and drainage
- Gas fired central heating and hot water
- Mid Devon District Council - Band D
- Freehold with a Leasehold Carport
- Garage and Carport

Shambles Drive, Copplestone, Crediton, EX17

Approximate Area = 1149 sq ft / 106.7 sq m
Garages = 282 sq ft / 26.2 sq m
Total = 1431 sq ft / 132.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Bradleys. REF: 1385976

Property Fact Sheet Ref:
CSD253756.6 (03/09/2026-KR)

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