



44 Shambles Drive, Copplestone, EX17 5HP

Guide Price £265,000

Situated in the heart of the ever-popular village of Copplestone, this modern three-bedroom terraced home offers contemporary living in a charming rural setting.

Winkworth

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With no onward chain, this is a perfect opportunity for first-time buyers, families, or investors seeking a well-maintained, low-maintenance property with excellent transport links and local amenities.

Nestled within a modern development, the property enjoys a quiet position set back from the road with a pedestrian pathway leading to the front door. Inside, the home features a spacious open-plan living/dining room with French doors opening onto the garden—perfect for entertaining or family time.

The fitted kitchen includes a rear door for convenient garden access, and the ground floor WC adds practicality. There is also a generous understairs cupboard for additional storage.

Upstairs, the property offers three well-proportioned bedrooms, two of which benefit from built-in wardrobes, and a family bathroom with a contemporary white suite.

Outside, to the rear, a gated garden provides a private and enclosed space. It includes a patio, and gravelled area for low-maintenance enjoyment. The garden also gives access to

car port parking, offering space for two vehicles directly behind the property.

DIRECTIONS From Crediton, head into Copplestone and proceed through the traffic lights. Bear right on the A377 towards Lapford. Just as you exit the village, turn right into Shambles Drive. For viewings, park on the left and walk along the footpath to the front of the houses—No. 44 is located a few doors down on the left. Please note: the property's own parking is at the rear and accessible via the garden.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25 is levied for each verification undertaken.



AT A GLANCE:

Beautifully Presented Terraced House

Three Bedrooms

Gas Central Heating

Enclosed Rear Garden

Car Port & Parking

Popular Village Location

Offered With No Onward Chain

PROPERTY INFORMATION:

COUNCIL TAX: Band C

SERVICES: Mains Electric, Water & Drainage.

BROADBAND: Full-Fibre Broadband Available. FTTP (Fibre to the Premises).

MOBILE SIGNAL: Limited Coverage

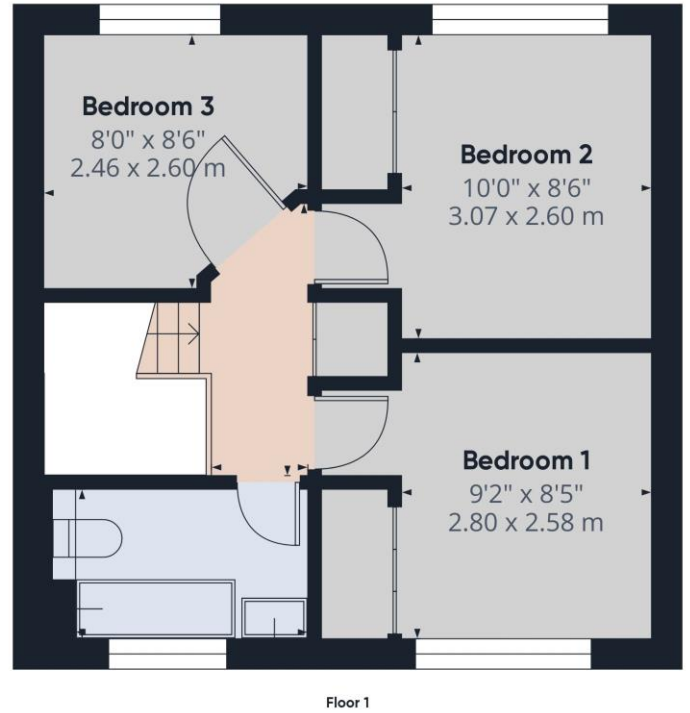
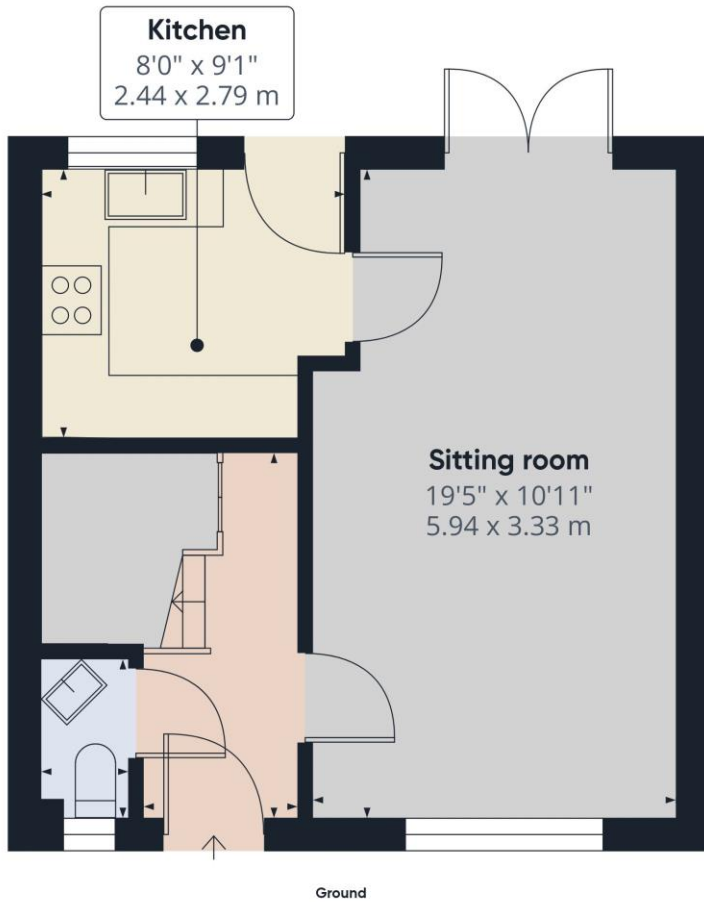
HEATING: Mains Gas Central Heating

LISTED: No

TENURE: Freehold

FLOOD RISK: Low

CONSERVATION AREA: No



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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