



## 32 Bevin Square, Copplestone

Guide Price £235,000

**HELMORES**  
SINCE 1699

# 32 Bevin Square

Copplestone, Crediton, EX17 5EJ

- 2020 Semi Detached house
- Two ensuite double bedrooms
- Opening plan, living, dining and kitchen
- Landscaped and enclosed rear garden
- Added conservatory
- Parking for 2 cars
- Views to countryside
- No Chain

Built in just 2020, this quality built semi-detached home has been improved since purchase with the benefit of an added conservatory and re-configuration to allow for 2 ensuites to the 2 good sized double bedrooms. The house has a 'show home' quality, it has been very well maintained and still feels like new.

The open plan kitchen has all integrated appliances including separate fridge/freezer, full size dishwasher, washer/dryer, there's a double oven and induction hob. The kitchen flows into the lounge/diner with double doors into a lovely conservatory with double doors leading to the garden. There's a utility cupboard with power and light and also understairs storage.





Upstairs the layout has been reconfigured with an ensuite shower room added to one bedroom and the other bedroom has had the main bathroom incorporated so that it now serves as another ensuite with bath with dual headed shower over.

Outside there is a patio area, and the rest of the garden is laid to lawn with some attractive flower beds with sleeper boarders. A gate leads to the side and there are 2 parking spaces next to the house.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2023/24 - £1765.53

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Freehold



**COPPLESTONE** is a 5-minute drive west of Crediton on the A377, a main route into the City of Exeter. A stone's throw to the southwest is Dartmoor National Park, renowned for its invigorating walks and sublime scenery. Previously a traditional farming hamlet, Copplestone has grown over the years, and now offers a fantastic selection of new-build, fully modern homes. This, coupled with its own primary school and locality to Queen Elizabeth's Community College in Crediton, makes it perfect for families moving to Devon. The village has a strong camaraderie between residents, with a local church holding many events. There is a 3m carved granite cross, found in the village centre of Saxon origin and steeped in mythology. There is also a shop/post office for convenience, and regular transport links (bus and train) towards Exeter, North Devon and Okehampton.

#### DIRECTIONS

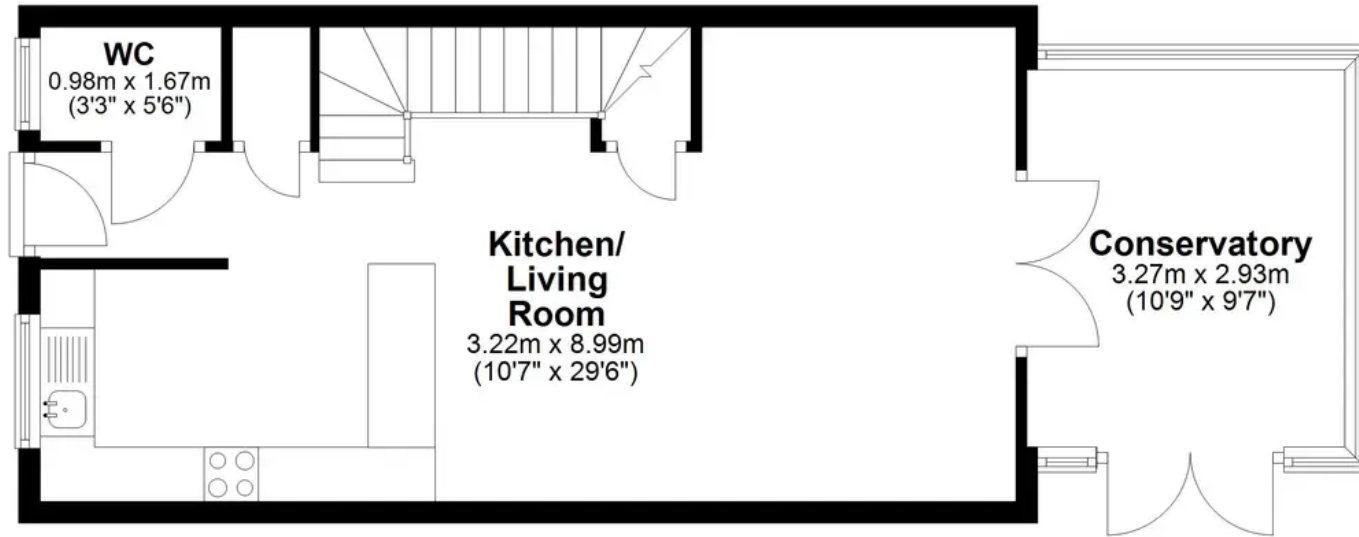
From Crediton High Street, take the A377 in a Westerly direction, upon reaching Copplestone follow the road around towards Barnstaple, just before the end of the village, take a right turn into Shambles Drive, a left onto Tarka Meade then right onto Bevin Square, no 32 can be found around to the left.

What3Words: [///pinch.spaceship.computers](https://www.what3words.com/pinch-spaceship-computers)



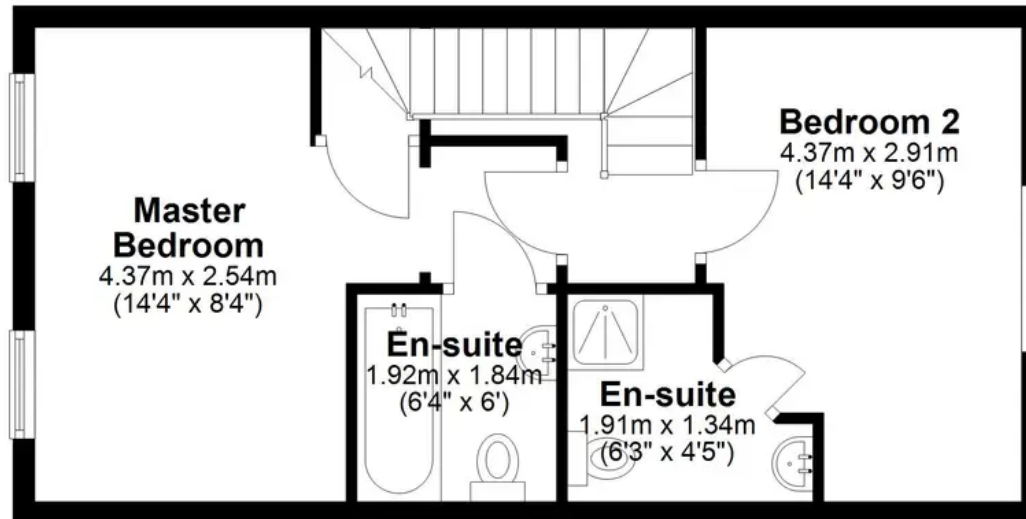
## Ground Floor

Approx. 49.1 sq. metres (528.5 sq. feet)



## First Floor

Approx. 40.0 sq. metres (430.7 sq. feet)



Total area: approx. 89.1 sq. metres (959.2 sq. feet)

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