



## 17 Bishops Drive, Copplestone, EX17 5HR

Guide Price £295,000

Introducing this stunning four to five bedroom modern town house, meticulously maintained and presented in excellent order throughout.

**Winkworth**

Crediton: 01363 773757  
crediton@winkworth.co.uk

Exeter: 01392 271177  
exeter@winkworth.co.uk

Winkworth.co.uk  
Tiverton: 01884 675 675  
tiverton@winkworth.co.uk



Situated towards the edge of the ever sought after village of Coplestone just a short distance from local amenities, is this spacious and contemporary home offering ample living space, perfect for comfortable family living.

Internally, the accommodation is set across three floors and is presented in superb order throughout offering great flexibility and versatile living options. On the ground floor, there is a stylish and modern fitted kitchen with integrated appliances, spacious living room with patio doors opening into the conservatory / garden room as well as a downstairs cloakroom. The first floor offers two very generously proportioned bedrooms, the master having an en-suite shower room and built in wardrobes, with a further three bedrooms on the second floor and family bathroom.

Outside, there is a fully enclosed rear garden with an area of level lawn as well as a seating area at the back laid with stone chippings. A gate gives access to the car port and parking area.

DIRECTIONS: From Crediton take the A377 for about 4 miles until arriving in Coplestone. Go through the traffic lights over the railway bridge, staying on the A377 and at the end of the one-way system turn right into Station Road, and immediately left into Bishops Drive. Number 17 will be found on the your left hand side.

COPPLESTONE is a popular Mid Devon village adjoining the A377 Exeter / Barnstaple road about 4 miles west of Crediton. The village offers a local post office / general stores and schools. There is a bus service through the village to Exeter via Crediton.

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 £10 is levied for each verification undertaken.



#### AT A GLANCE:

Modern & Spacious Three Storey Family Home  
Four / Five Bedrooms  
Gas Central Heating  
Presented In Excellent Order Throughout  
Enclosed Rear Garden  
Carport & Parking  
Popular Village Location Close To Transport Links  
No Onward Chain

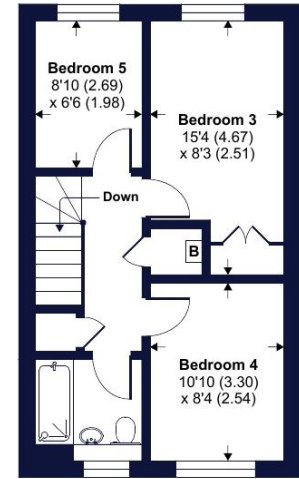
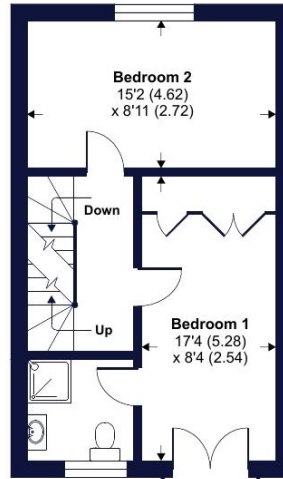
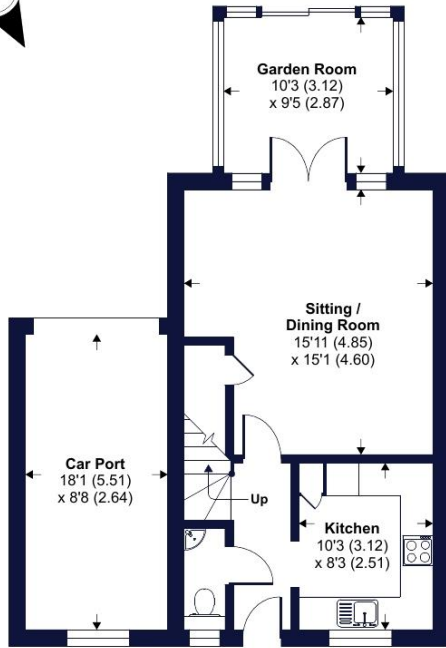
#### PROPERTY INFORMATION:

Freehold  
Council tax Band: D  
Mains electric, gas, water and drainage.

# Bishops Drive, Coppleshone, Crediton, EX17

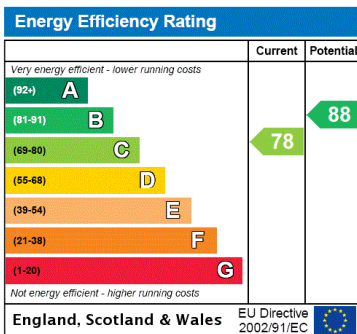
Approximate Area = 1327 sq ft / 123.3 sq m (excludes car port)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 1044274

**Winkworth**



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.

**Winkworth**

Crediton: 01363 773757  
crediton@winkworth.co.uk

Exeter: 01392 271177  
exeter@winkworth.co.uk

Tiverton: 01884 675 675  
tiverton@winkworth.co.uk