



- **Spacious family home in a village location**
- **Open plan living/dining room with inset wood-burner**
- **Recently fitted kitchen overlooking living spaces**
- **Large level rear garden with decking**
- **Three good sized bedrooms and a family bathroom**
- **Separate utility room**
- **Semi-converted loft space**
- **Off-road parking for three vehicles**
- **Central heating and double glazing**



Offers Over £230,000

HELMORES
SINCE 1699

9 BEWSLEY HILL
Copplestone, EX17 5NU



Copplestone, a Mid-Devon village with a lot going on! Only 4 miles from Crediton and on the Tarka rail line as well as regular bus routes, village shop, primary school, lots of surrounding countryside and it has mains gas. Bewsley Hill is located fairly centrally in the village yet it's a quiet cul-de-sac with no through traffic.

This mid-terraced property has been improved over the years with the addition of a ground floor extension and creation of off-road parking so it is a truly spacious family home in a village setting. The house has the usual mod-cons of double glazing and mains gas central heating as well as an inset woodburner to the living area. Unusually for this type of house, there is a brilliant utility room, ideal for more storage and work space. The kitchen has recently been replaced and looks great with plenty of cupboard and clever storage ideas. The current owners have opened up the kitchen to the living space which takes advantage of the light and also makes it a wonderful social house for families. The remaining living space was extended from original and is a lovely open room with living and dining areas and has wide sliding doors onto the decking and out onto the garden. On the first floor are 3 bedrooms and the family bathroom and the loft is semi converted, making excellent storage or hobby space.

Outside, the front garden has been used to create off-road parking for 2 or 3 vehicles. To the rear is a fantastic garden, approx. 20m x 8m and has a raised deck to the rear of the house with steps down to a mainly level lawn, with timber fencing and a timber garden shed.

Agents' note: The path to the front door can also be used to access the neighbouring property.

Please see the floorplan for room sizes.

Current Council Tax: B

Utilities: Mains electric, water, gas, telephone and broadband.

Fastest broadband speed within this postcode: Up to 66Mbps
(Rightmove)

Drainage: Mains drainage

Heating: Gas-fired central heating

Listed: No

Tenure: Freehold

EPC : C

DIRECTIONS: When entering Copplestone from Crediton, turn right by the stone cross and the immediately right into Bewsley Hill. Proceed past the entrances to Sunnymead and Fernworthy and Bewsley Hill will be found on the left. Once into the development, bear left into the close and the property will be found on the right hand side.

Copplestone

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.

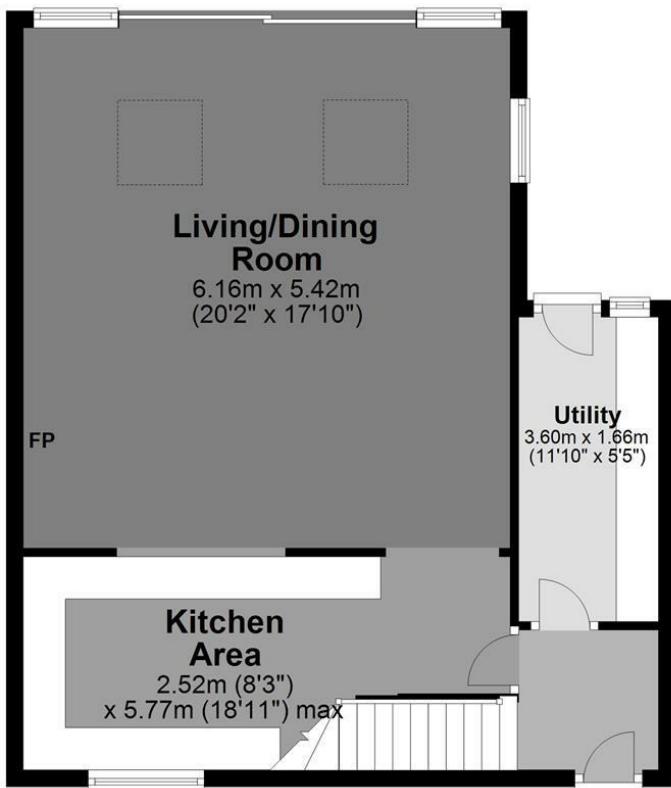
COVID-19 SAFETY POLICY

We're taking safety extremely seriously, so before making a viewing appointment for this property please read our Stay Safe policy here: helmores.com/staysafe

If you or any of your household have symptoms of Covid-19 or have been asked to self-isolate please stay at home.

Ground Floor

Approx. 60.1 sq. metres (646.7 sq. feet)



First Floor

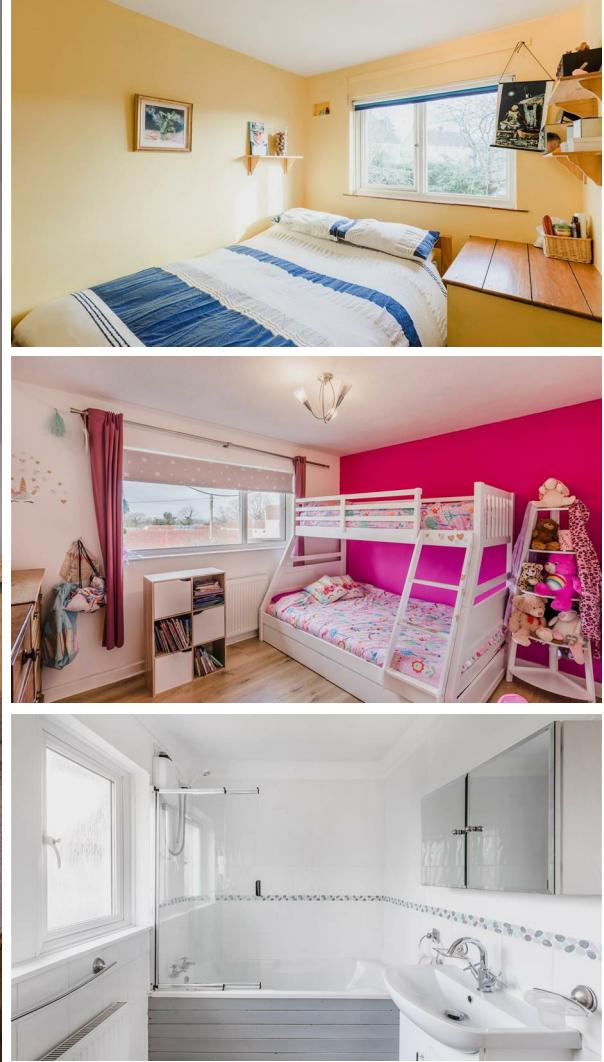
Approx. 45.6 sq. metres (491.3 sq. feet)



Total area: approx. 105.7 sq. metres (1138.0 sq. feet)



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