



24, King Alfred Way



**STAGS**



# 24, King Alfred Way

, Newton Poppleford, EX10 0DG

Sidmouth: 4.4 miles Ottery St. Mary: 4.7 miles Exeter: 10.9 miles

A two-bedroom semi-detached home with private gardens and off-road parking conveniently situated in a popular village. EPC C

- Two bedrooms
- Private garden
- Village location
- Council Tax Band C
- Kitchen/diner
- Off-road parking
- Freehold

Guide Price £240,000

## SITUATION

The popular village of Newton Poppleford is located within the East Devon Area Of Outstanding Natural Beauty and has a useful range of amenities including a Post Office, public house, hairdressers, primary school and a historic church. The village also benefits from bus stops with a regular service into Sidmouth, Budleigh Salterton, Exmouth and Exeter.

The Regency coastal town of Sidmouth, famous for its annual folk festival and beaches which are part of the Jurassic Coast UNESCO World Heritage Site, is easily reached by car or bus and offers further shops, a Waitrose store and choice of independent and state education. To the west is Junction 30 of the M5 motorway and the outskirts of the city of Exeter. From Exeter City Centre there are train links to both London Waterloo or London Paddington, also easily accessible for Exeter International Airport.





## DESCRIPTION

24 King Alfred Way is a delightful semi-detached home, offering both comfort and convenience. A convenient entrance hall leads into the spacious lounge with feature fireplace, creating a cosy atmosphere. The kitchen/diner, located at the rear of the property, provides a bright and airy space with beautiful views of the well-maintained rear garden. Sliding doors lead seamlessly from the dining area to the outdoors, perfect for enjoying al fresco dining or a morning coffee. The kitchen is fitted with an array of wall and base units, offering ample storage space, and is equipped to accommodate a range of appliances, including an oven, fridge/freezer, and washing machine.

Upstairs, you'll find two well-proportioned bedrooms, each offering plenty of space and natural light. Completing the upper floor is the family bathroom, providing a practical and comfortable setting for all the household's needs. This home combines practicality with charm, making it an ideal choice for a variety of buyers.

## OUTSIDE

The rear garden is predominantly laid to lawn, framed by a selection of mature shrub borders, creating a peaceful and private retreat. There is ample space for an outdoor seating area, ideal for alfresco dining or simply relaxing in the warmer months. A wooden garden shed offers practical storage solutions, while a pedestrian gate provides convenient access to the tarmac driveway at the front of the property.

## SERVICES

All mains serviced connected. Gas-fired central heating.

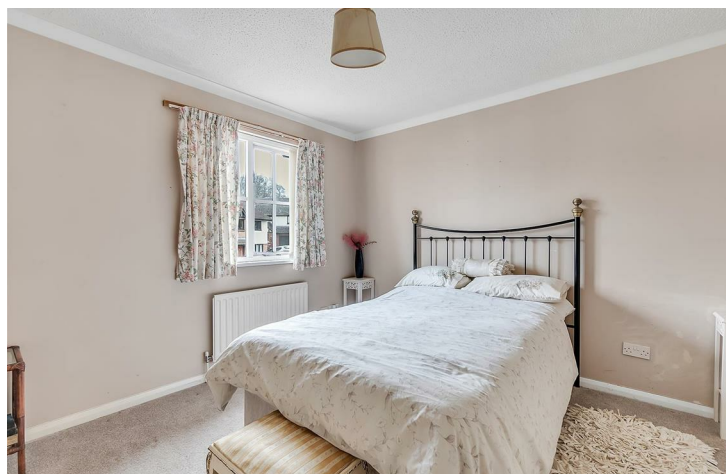
Standard, superfast and ultrafast broadband available. EE, Three, O2 and Vodafone mobile networks available outside (Ofcom).

## DIRECTIONS

On entering the village on the A3052 from Sidmouth continue along the High Street and turn left onto Alfred Way. Proceed up King Alfred Way almost to the head of the cul-de-sac, the property will be found after a short distance on your right hand side.

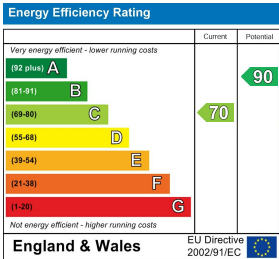
## RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 0140442553.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

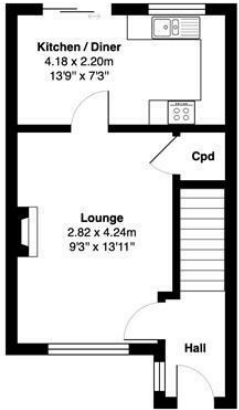


Bank House, 66 High Street,  
Honiton, Devon, EX14 1PS

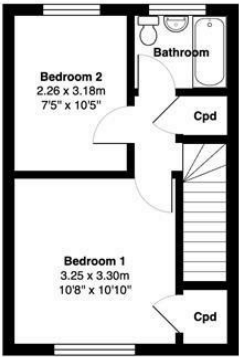
honiton@stags.co.uk

01404 45885

24, King Alfred Way, Newton Poppleford, EX10 0DG



Ground Floor



First Floor

Total Area: 57.1 m<sup>2</sup> ... 615 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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