



6 Lark Rise



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Newton Poppleford, Sidmouth, Devon, EX10 0DH

Sidmouth: 4.2 miles Ottery St. Mary: 4.3 miles Exeter: 11.2 miles

Detached four-bedroom family home with double garage, driveway parking and private gardens, all set within a popular village.

- Detached family home
- Village location
- Private gardens
- Conservatory
- EPC C
- Four bedrooms
- Double garage
- Stylish kitchen and bathrooms
- Freehold
- Council Tax Band E

Guide Price £480,000

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 delightful family home offering well-presented accommodation throughout. On the ground floor, a spacious living room with a feature fireplace and wood-burning stove creates a warm and inviting atmosphere, while double doors open into a bright conservatory that enjoys views over, and direct access to, the private rear garden with its attractive patio seating area, ideal for outdoor relaxation. The stylish, contemporary kitchen is fitted with a comprehensive range of cabinets and integrated appliances, perfectly suited to modern family living. A convenient WC completes the ground floor.

Upstairs, the property boasts four bedrooms, each equipped with fitted wardrobes. These rooms are served by a contemporary family bathroom, while the principal bedroom further benefits from a sleek en-suite shower room for added comfort and convenience.

The rear gardens are mainly laid to lawn, beautifully complemented by mature trees and well-established shrub borders that create a sense of seclusion. A patio at the back of the property offers an ideal space for al fresco dining and outdoor entertaining, perfectly positioned to enjoy the surroundings. To the front, the garden is attractively landscaped with a variety of mature shrubs, providing an added layer of privacy.

Further benefits include an attached double garage and driveway parking to the front, complete with a convenient EV charging point.

All mains services connected. Gas-fired central heating.
Standard and superfast broadband available. Mobile signal likely with Three, EE, O2 and Vodafone (O2com).





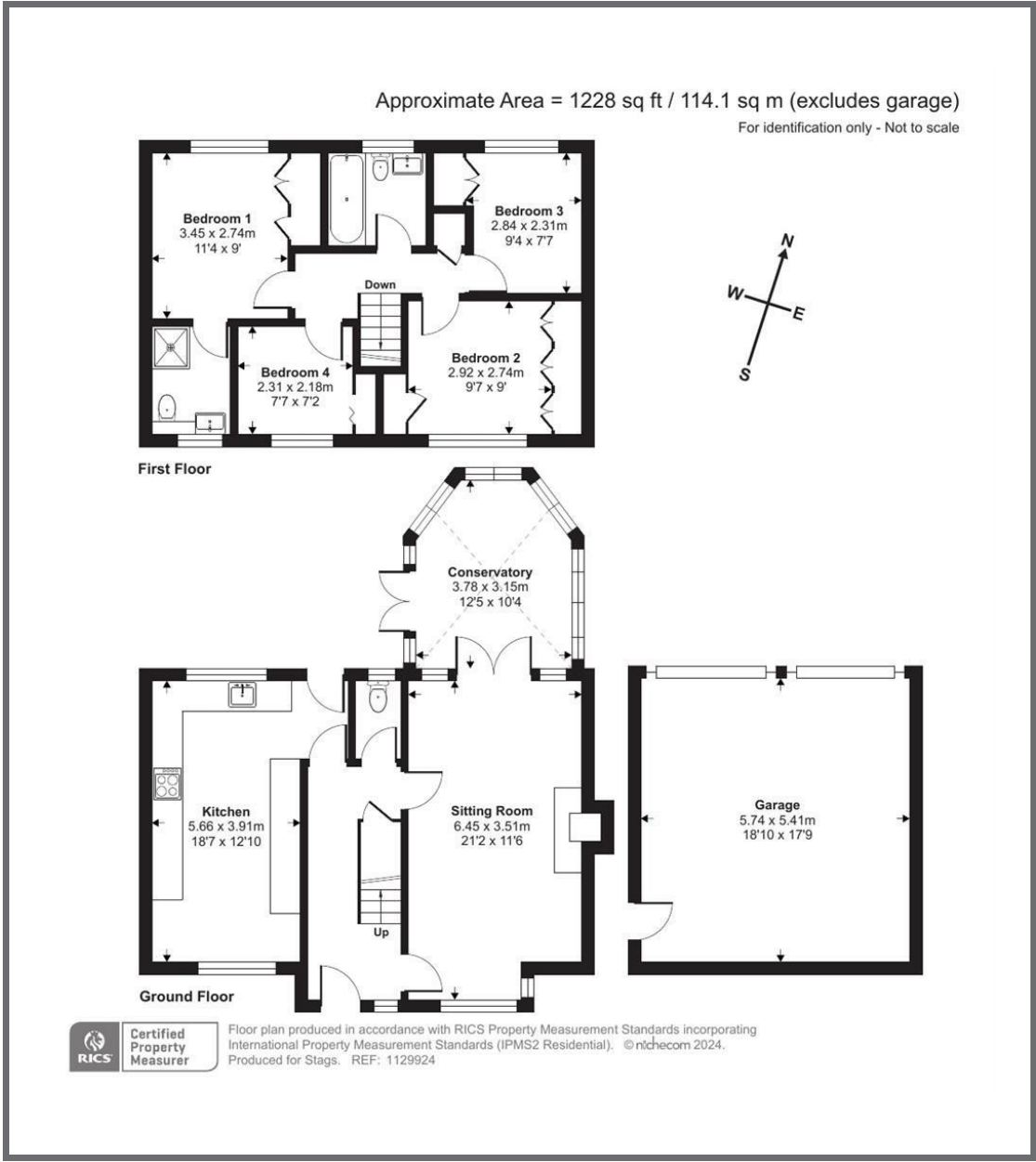
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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