



HARRISON
LAVERS &
POTBURY'S

Swallowfield
High Street
Newton Poppleford
EX10 0DU

Offers Invited
£255,000 FREEHOLD

An attractive and well presented bungalow forming part of a barn conversion complex, close to the centre of the village and well placed for those commuting to Exeter and nearby towns.

Presented in superb order throughout with contemporary fixtures and fittings and with modern Dimplex electric heaters and timber double glazing, this charming property could easily suit a broad section of the buying market. The property forms part of a courtyard development of barn conversions and is approached via a gravel driveway leading to a private parking space. Once inside, the entrance hall is open plan to a dual aspect sitting/dining room with a westerly aspect to the front, with glazed doors to the rear, having an easterly aspect. An inner hallway leads to a separate kitchen, attractively appointed with hardwood surfaces and built in oven and hob, with space for a washing machine and fridge.

The main bedroom has a front facing window and built in wardrobe, a second single bedroom looks to the rear and again has built in storage and lastly the bathroom has a modern suite, with an electric shower over the bath and tiled walls and flooring.





The glazed doors from the sitting/dining room open onto communal lawn garden where there is a modern timber storage shed belonging to the property. Maintenance details for the communal areas are to be confirmed. As previously mentioned, the property has a private off road parking space opposite the front door.

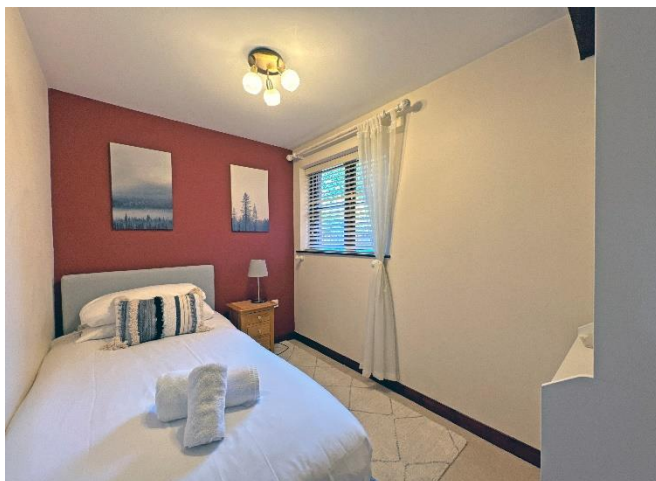
The Langsford Farm development is set well back from the High Street affording the property a secluded position. Newton Poppleford is a popular location for those looking to commute to the surrounding area, with easy access to Honiton, Ottery St Mary, Exmouth and Exeter. The village itself is within the East Devon Area of Outstanding Natural Beauty, with amenities to include regular bus services, a convenience store/post office, popular public house, primary school, village hall and is only four miles from the seafront at Sidmouth.

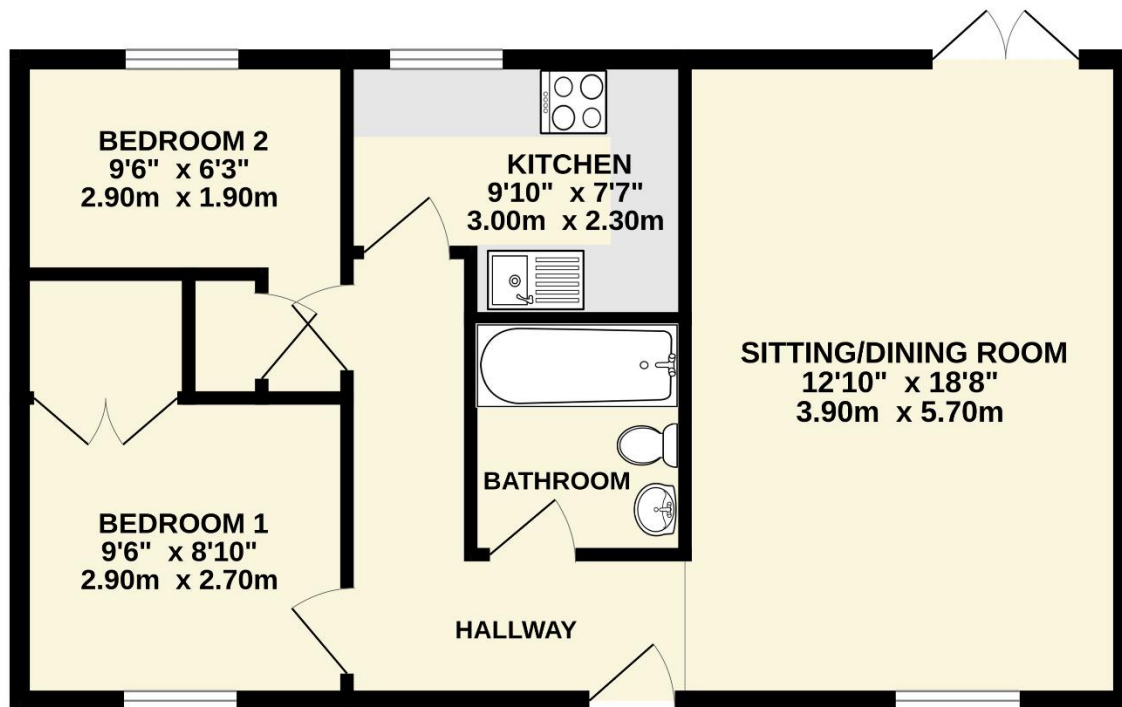
OUTGOINGS We are advised by East Devon District Council that the property currently pays Business Rates as is being let as a commercial holiday home.

EPC: E

POSSESSION The vendor is willing to include all the furniture in the sale but will not negotiate on individual items. If all the furniture is not desired, all the furniture will be removed.

REF: DHS02381





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS On entering the village from Exeter on the A3052 follow the road for only a quarter of a mile, turning left opposite King Alfred Way into the Langsford Farm development. The property will be seen on the right hand side of the courtyard.

VIEWING Strictly by appointment with the agents.

IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third parties without your consent. The Agent has not tested any apparatus, equipment, appliance, fixtures, fittings or services and so cannot verify that they are in working order, or fit for the purpose. A Buyer is advised to obtain verification from their solicitor and/or surveyor. References to the tenure/outgoings/charges of a property are based on information supplied by the seller - the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in photographs/floor plans are not included unless specifically mentioned within the sale particulars. They may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on a journey to view a property.



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