



HARRISON  
LAVERS &  
POTBURY'S

# 14 Brook Meadow Newton Poppleford EX10 0EQ

£325,000 FREEHOLD

**A detached house situated in the centre of this popular village and offering three bedroom accommodation and with garage and garden.**

This detached house is conveniently situated within a stone's throw of local amenities and bus services to the surrounding area. Within the village is a well regarded primary school, a village store/post office along with a pub and recreation grounds. The popular coastal town of Sidmouth is three miles to the east and Exeter is approximately fourteen miles to the west.

On entering the property, an entrance lobby gives access into the reception hall, where there is an airing cupboard and the turning staircase rising to the upper floor. A useful cloaks/WC is off the reception hall, fitted with a WC and wash basin. The sitting room enjoys a dual aspect, south and west and has a tiled fireplace along with shelving to recesses and there is a separate dining room with a westerly aspect. The kitchen is also dual aspect, enjoys a pleasant and open outlook and offers a range of storage units, along with worksurfaces and there is space for appliances.

A uPVC double glazed back door gives access to a rear lobby and a further door to the outside.





To the first floor there are three bedrooms, the main bedroom enjoying a south and westerly aspect and there is a separate shower room with walk-in shower, wash basin and WC, along with vanity cupboards.

The accommodation is now in need of some modernisation. Gas fired central heating and uPVC double glazed windows are installed.

There is a driveway and integral single garage which has an electric up and over door. The front garden is almost level and mainly laid to lawn and to the rear there is a further area of garden, again being mainly laid to lawn, with a patio area and timber garden shed.

**OUTGOINGS** We are advised by East Devon District Council that the council tax band is D.

**EPC: D**

**POSSESSION** Vacant possession on completion.

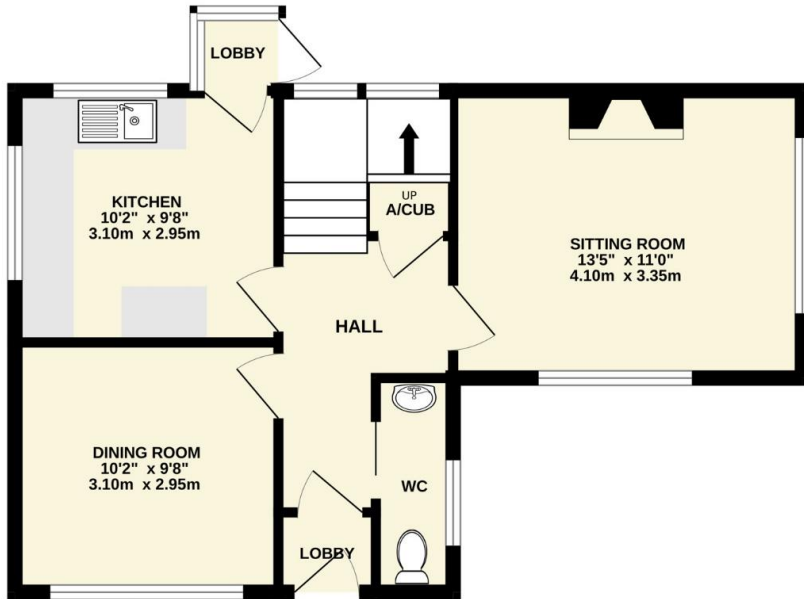
**REF: DHS02398**

**DIRECTIONS** Travelling from Sidmouth on the A3052 continue over The River Otter and into the village of Newton Poppleford. Pass School Lane on the left and Brook Meadow is the next turning on the right.

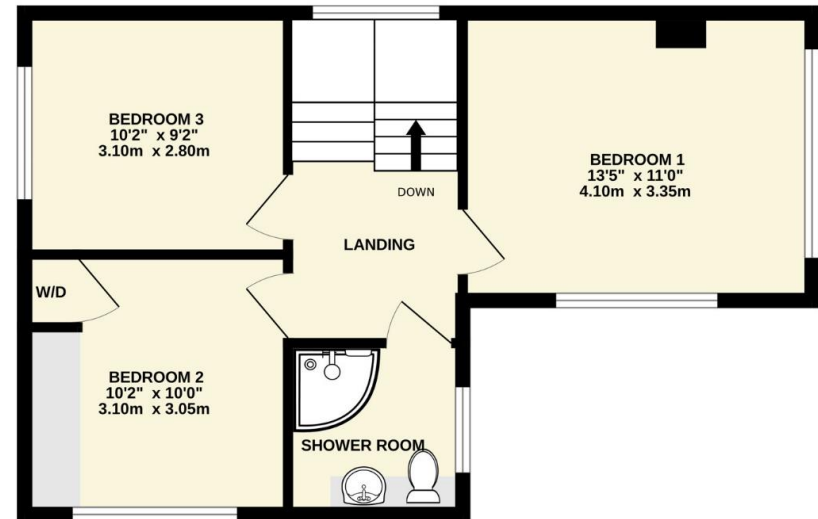
**VIEWING** Strictly by appointment with the agents.



GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR  
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.4 sq.m.) approx.

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.  
Made with Metropix ©2024

**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.

Tel: (01395) 516633

Email: [reception@harrisonlavers.com](mailto:reception@harrisonlavers.com)

[www.harrisonlavers.com](http://www.harrisonlavers.com)

