



# 20 Otter Reach Newton Poppleford EX10 0ST

£400,000 FREEHOLD

**A four bedroom detached house with en suite, offered for sale with no on-going chain and occupying a pleasant cul de sac location in this popular East Devon village.**

Occupying a pleasant location on the edge of The Otter Valley, this detached house is situated towards the head of a quiet cul de sac. Once inside, an entrance hallway leads to a dual aspect sitting room with bay window to the east and views across The Otter Valley to the south. The room is open plan through to a double glazed conservatory extension connecting to the rear garden, looking west. A separate kitchen is fitted with a range of units to include a built-in oven and gas hob and with space for a washing machine and fridge/freezer. A rear lobby off has a cloakroom/WC. A good size separate dining room has a front facing aspect.

On the first floor the main bedroom has a front facing window looking east, built in wardrobes and an en suite shower room. The second bedroom is of a good size, again with front aspect and built in wardrobes. There are two further single bedrooms and a bathroom fitted with a white suite.





The house stands on a level plot with off road parking to the front and a lawn garden. To the rear and enjoying an aspect to the west, is a level lawn garden with mature borders, patio adjoining the back of the house and a timber storage shed.

Newton Poppleford falls within East Devon's Area of Outstanding Natural Beauty and is well placed for those who may be looking to commute to Exeter, Exmouth, Sidmouth or Honiton. The village itself has day to day amenities that include a convenience store/post office, a popular public house, primary school, hairdressers, takeaway and regular bus services to the surrounding area. Otter Reach is situated on the eastern edge of the village, bordering the River Otter where there are delightful walks, in particular to the south towards Otterton and on to Budleigh Salterton.

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

**EPC: C**

**POSSESSION** Vacant possession on completion.

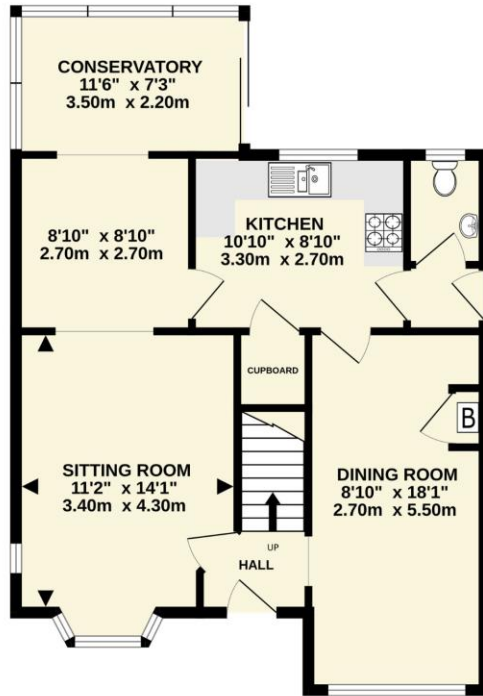
**REF: DHS02410**

**DIRECTIONS** On entering Newton Poppleford on the A3052 from Exeter, follow the High Street through the centre of the village, passing The Cannon Inn and convenience store/post office on the right. Just before leaving the village Otter Reach will be found on the right.

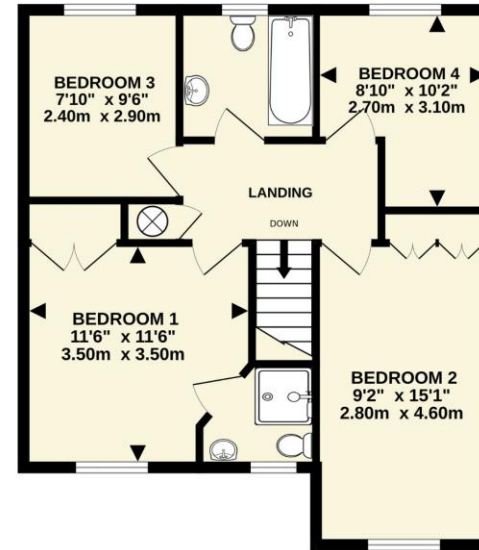
**VIEWING** Strictly by appointment with the agents.



GROUND FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 1245 sq.ft. (115.7 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.  
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**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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