



HARRISON  
LAVERS &  
POTBURY'S



# 1 Burrow Close Newton Poppleford EX10 0BS

£425,000 FREEHOLD

**A spacious detached bungalow offering much potential and standing on an attractive corner plot, a short drive from village amenities.**

Offered for sale with no on-going chain, this spacious detached bungalow offers tremendous potential to those seeking a property for refurbishment. Once inside the entrance hall has an airing cupboard and storage along with access to the loft space via a pull-down ladder. The sitting room is dual aspect, the window to the front looking south easterly. The separate kitchen is fitted with a range of units, with space for appliances and a back door opening onto the driveway.

Bedroom one is a good size room with numerous fitted wardrobes and an en suite bathroom. Bedroom two is equally as spacious and could easily be used as a second reception room. There is a third, single bedroom with built-in wardrobe and en suite WC. Lastly there is a main bathroom and separate WC.

The bungalow stands on a good size corner plot, well screened from the road and with a southerly aspect to the front. A gated driveway provides off road parking and leads to a car port and single garage. A level lawn extends to the side and on to the rear where there is a deep flowerbed border and garden shed.







Burrow Close is a pleasant cul de sac situated on the edge of the village, around three quarters of a mile from village amenities such as The Cannon Inn and convenience store/post office. 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. Regular bus services pass through the village and there are also some delightful walks through the nearby countryside, in particular along the River Otter towards Otterton and Budleigh Salterton.

**SERVICES** We understand that mains gas, water, drainage and electricity are connected. It should be noted that a recent boiler service and safety inspection resulted in a warning notice ultimately recommending the replacement of the boiler and flue.

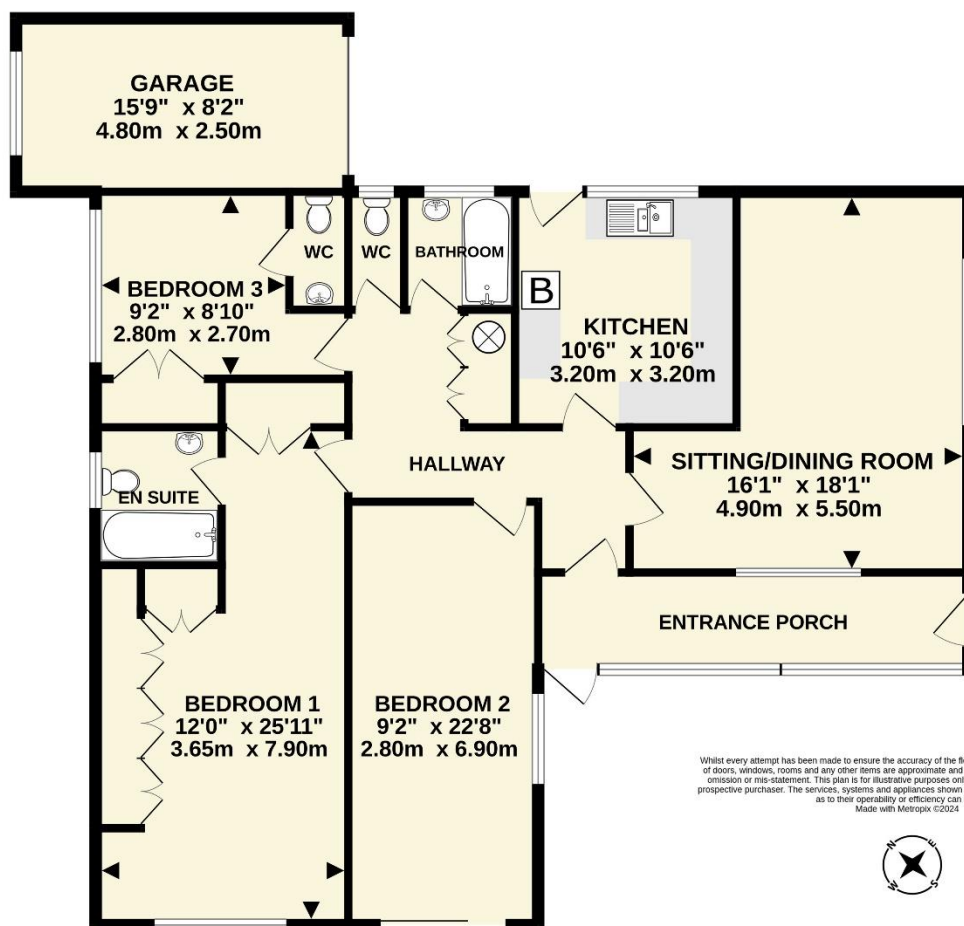
**OUTGOINGS** We are advised by East Devon District Council that the council tax band is E.

**EPC: E**

**POSSESSION** Vacant possession on completion.

**REF: DHS02468**





**DIRECTIONS** On approaching Newton Poppleford on the A3052 from Exeter, pass Woodleys Drive on the right and take the next left onto Burrow. Follow the road up around to the left, passing Burrow Lane on the left then taking the next right into Burrow Close. The property will be seen on the left.

**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.



Tel: (01395) 516633

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

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

