



HARRISON
LAVERS &
POTBURY'S

2 Glebelands
Newton Poppleford
Sidmouth
EX10 8HB

£335,000 FREEHOLD

Enjoying stunning views over the Otter Valley, a superbly presented two bedroom detached bungalow with garage and parking.

This detached bungalow is conveniently situated within a short walk of the centre of this popular East Devon village where there are local amenities and regular bus services to the surrounding area.

Occupying a slightly elevated position, the bungalow takes full advantage of some stunning views in an easterly direction over The Otter Valley to the surrounding hills.

In more recent years the property has been the subject of considerable improvement and expenditure which includes a new roof covering to the main bungalow. The windows are uPVC double glazed and gas fired central heating is installed.

On entering the bungalow an entrance porch opens into a well proportioned lounge/dining room which enjoys a lovely dual aspect with picture window enjoying the views. A stone fireplace with electric fire provides a focal point and there is also a serving hatch from the kitchen. The kitchen being to the front of the property also enjoys the views and has a range of storage units and worksurfaces along with a built-in split level oven, microwave, ceramic hob, cooker hood and





slimline dishwasher, along with space for a washing machine and fridge/freezer.

The two bedrooms are to the rear of the bungalow and overlook the garden which enjoys a westerly aspect. Both bedrooms have a built-in double wardrobe.

The shower room is also a part of the recent improvements, being beautifully fitted with a modern white suite and having attractive fully tiled walls. There is a large walk-in shower along with a wash basin and WC.

Alongside the bungalow is a single garage which has an electric up and over door, and there are pathways leading to the rear garden. The rear garden has a raised area of lawn and patio area with adjoining shrub borders and there is a small summerhouse. The property occupies a corner site with well stocked banking and shrub borders to two sides.

As mentioned, the property is beautifully presented and is offered for sale with no on-going chain.

SERVICES Mains gas, electricity, water and drainage are connected.

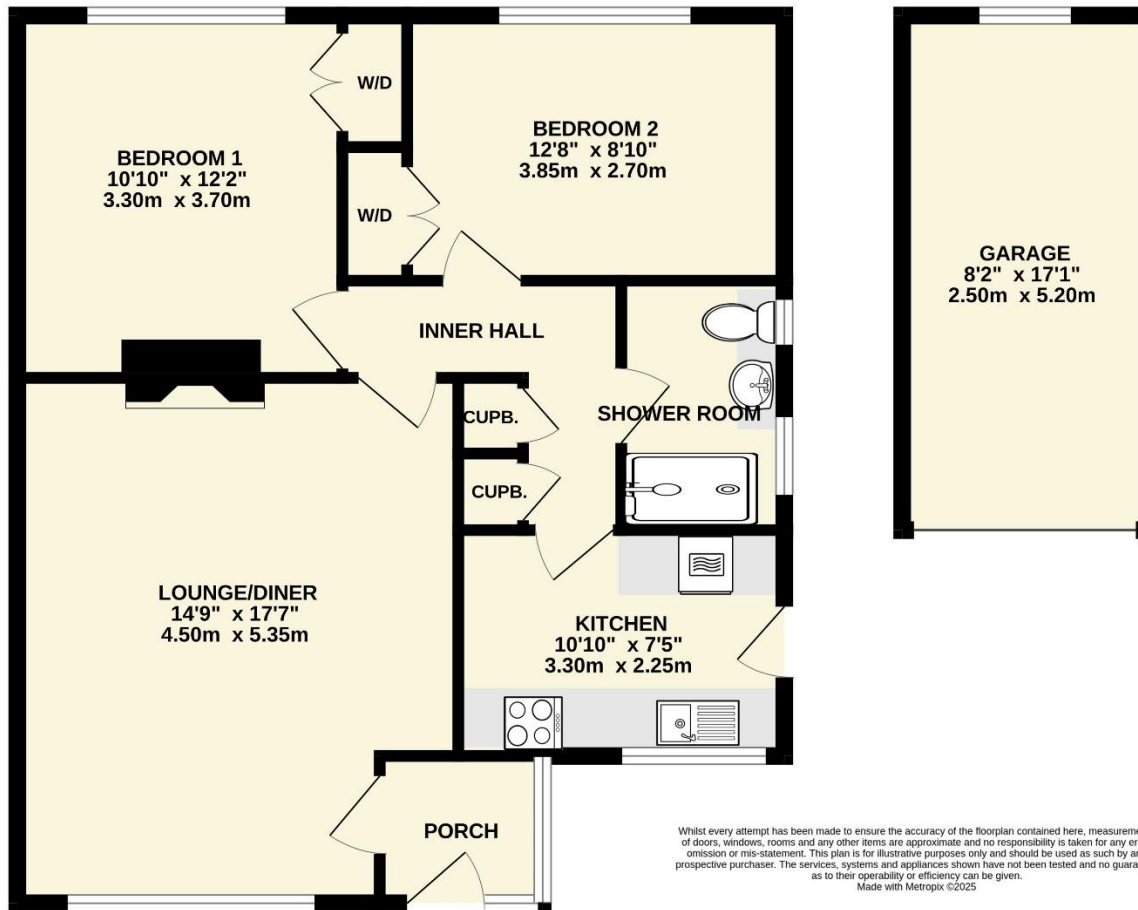
BROADBAND AND MOBILE Standard and Superfast broadband are available with predicted speeds of up to 53 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom.

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

EPC: D



GROUND FLOOR



POSSESSION Vacant possession on completion.

REF: DHS02509

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

www.harrisonlavers.com

