



HARRISON
LAVERS &
POTBURY'S

1 Lark Rise
Newton Poppleford
Sidmouth
EX10 0DH

Guide Price
£350,000 FREEHOLD

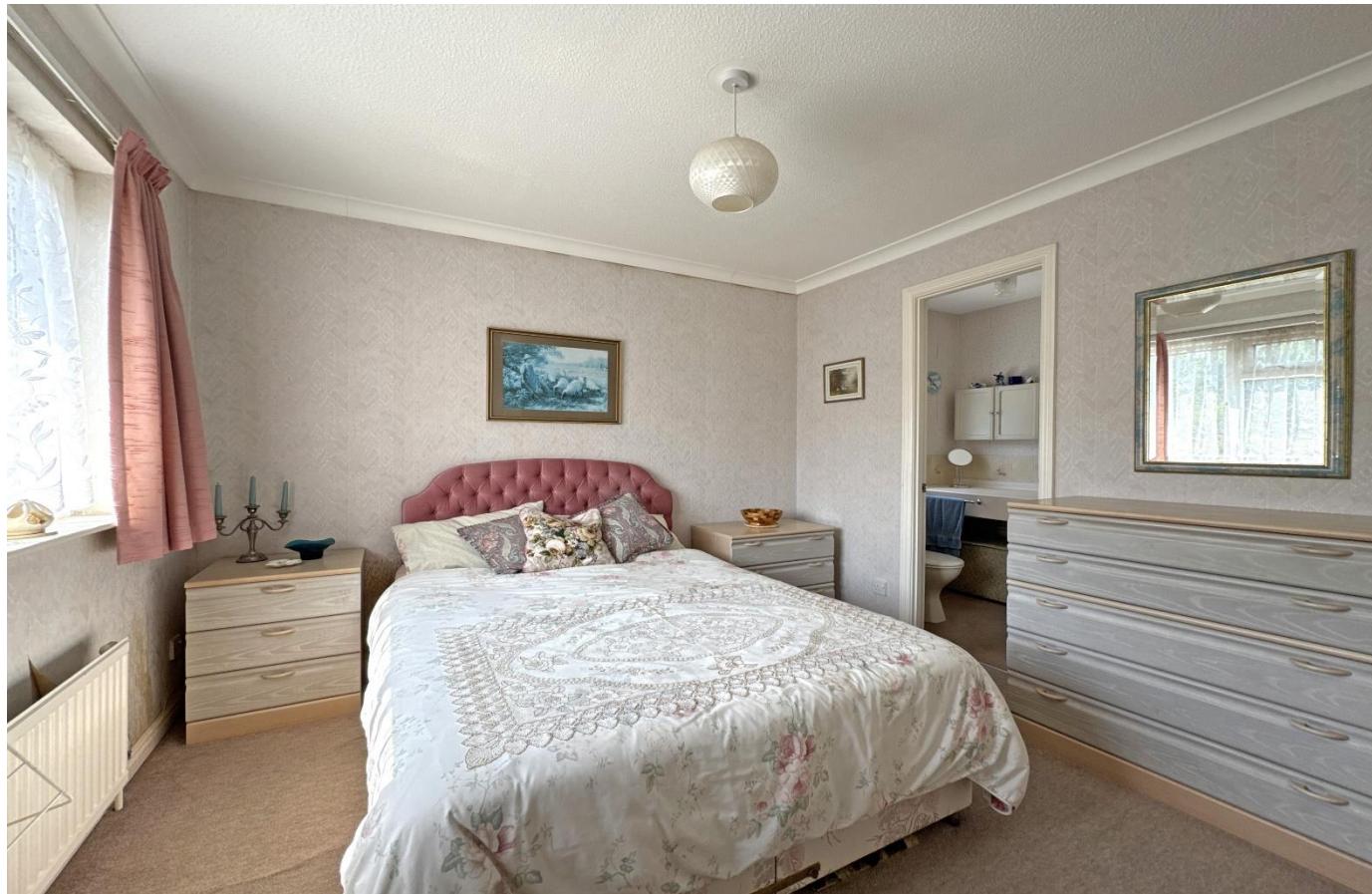
A good size detached house with a level, south facing garden and close to the centre of the village.

Offered for sale with no on-going chain, this detached house has gas central heating and double glazing. Once inside, the entrance hallway has a WC and stairs to the first floor. The kitchen/breakfast room is fitted with a range of units, providing good storage and with a built-in oven, grill and gas hob and space for a washing machine, fridge and fridge/freezer. The sitting room is a particularly good size, featuring a stone fireplace and patio door to the rear garden. The separate dining room shares the rear facing aspect over the garden. Across the hallway is a separate study or potential fifth bedroom with a front facing aspect.

On the first floor, the main bedroom enjoys the south facing rear aspect, has built-in wardrobes and an en suite shower room. There are two further double bedrooms, one with built-in wardrobes, a fourth single bedroom and a main bathroom.

The property stands on a level plot with driveway parking, detached double garage with power and light, and lawn garden to the front. To the rear, the garden enjoys a south facing aspect comprising large patio and lawn garden with mature borders.





Newton Poppleford falls within East Devon's Area of Outstanding Natural Beauty and is well placed for those looking to commute to the surrounding area, in particular Exeter, Exmouth and Honiton. The coastal towns of Sidmouth and Budleigh Salterton are a short drive away and village amenities include a convenience store/post office, primary school, public house, regular bus services, hairdressers and takeaway.

MATERIAL INFORMATION In respect of the Digital Markets, Competition and Consumers Act 2024, and in particular disclosing material information regarding a property, we respectfully share that a tragic incident occurred at this address. A previous occupant lost their life in tragic circumstances. While this does not affect the structural integrity or legal standing of the home, we understand that such events can carry emotional weight.

Secondly, the property suffered flood damage a few years ago and was subsequently repaired to the highest standards and guaranteed.

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

BROADBAND AND MOBILE Standard and Superfast broadband are available in the area with predicted download speeds of up to 80 mbps. Mobile coverage is available with good outdoor coverage and variable indoor coverage from EE, Three, O2 and Vodafone. Information provided by Ofcom - August 2025.

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

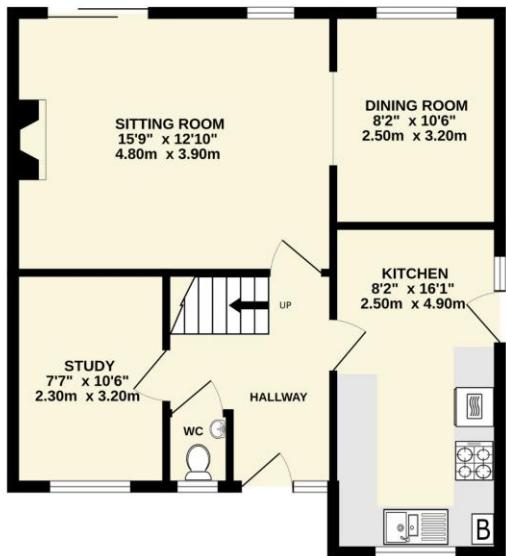
EPC: C

POSSESSION Vacant possession on completion.

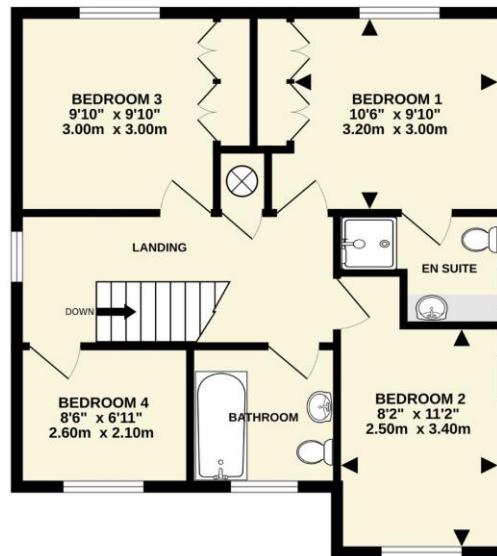
REF: DHS02570

VIEWING Strictly by appointment with the agents.

GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 1165 sq.ft. (108.3 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.



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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