





# Lark Rise, Newton Poppleford

Guide Price £430,000

4 2 1





This spacious detached house is well-presented throughout and is positioned in a peaceful part of this popular East Devon village. Newton Poppleford offers a range of amenities to include a renowned primary school, village shop, public house, and takeaway restaurants. The village is surrounded by beautiful countryside and offers a variety of recreational spaces and RSPB Aylesbeare Common is located to one corner. The village also has excellent transport facilities which operate between Sidmouth and Exeter on a regular basis.

The accommodation comprises of a good sized entrance hallway, and features a spacious living/dining room which is a pleasant reception space with ample space for a large dining table and chairs, with french doors that connect onto the rear gardens. The kitchen has tiled flooring and is well-equipped with a range of cream fronted cupboard both at base and eye level whilst including an integrated fridge/freezer and allowing space for further modern appliances. A door leads out to the rear garden. In addition, there is a cloakroom and a multifunctional room that is currently used as a fifth bedroom, however, could also be used as a formal dining room or study. Outside, to the side of the property is a useful utility space.

The first floor offers a master bedroom with fitted wardrobes and an en-suite shower room fitted with a modern white suite. All three other bedrooms are a good size and have the benefit of a fitted wardrobe. There is a modern family bathroom comprising a panelled bath with shower over fitted with a stylish white suite. The property benefits from uPVC double glazing and a modern gas central heating system.

To the front of the property is a tarmac driveway in front of a double garage which will comfortably accommodate parking for multiple vehicles. One half of the double garage has been converted into a useful home office and the other half remains as a useful garage for storage with light, power and water. There is also useful eaves storage. The rear garden is mainly laid to lawn with a variety of seating areas and a paved patio area providing a perfect spot to enjoy the garden and for outdoor dining. Mature trees and timber fencing provide screening and privacy and there is a gated pathway providing access to the front of the house.

A delightful family home in a wholesome village, early inspection recommended.


VIEWINGS By prior appointment with Redfern 01395 512544

SERVICES We understand all mains services are connected.

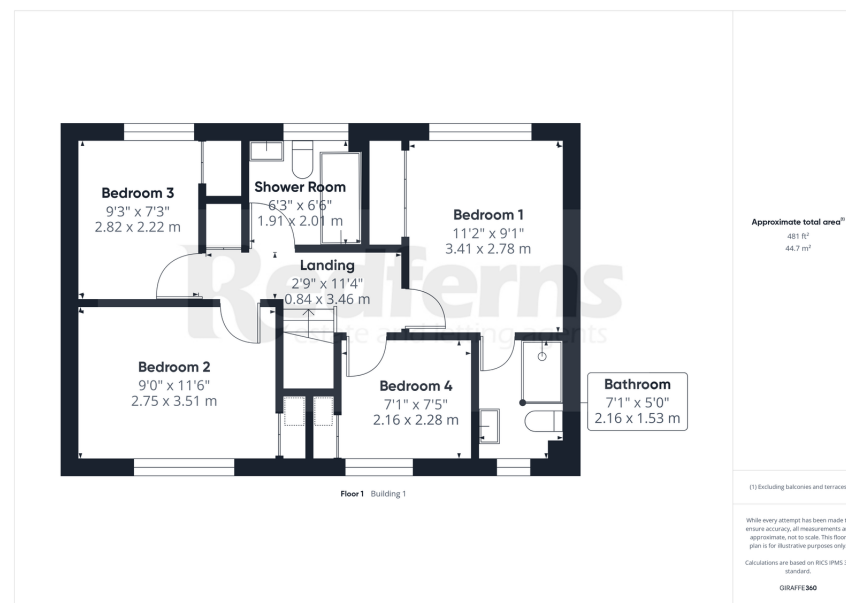
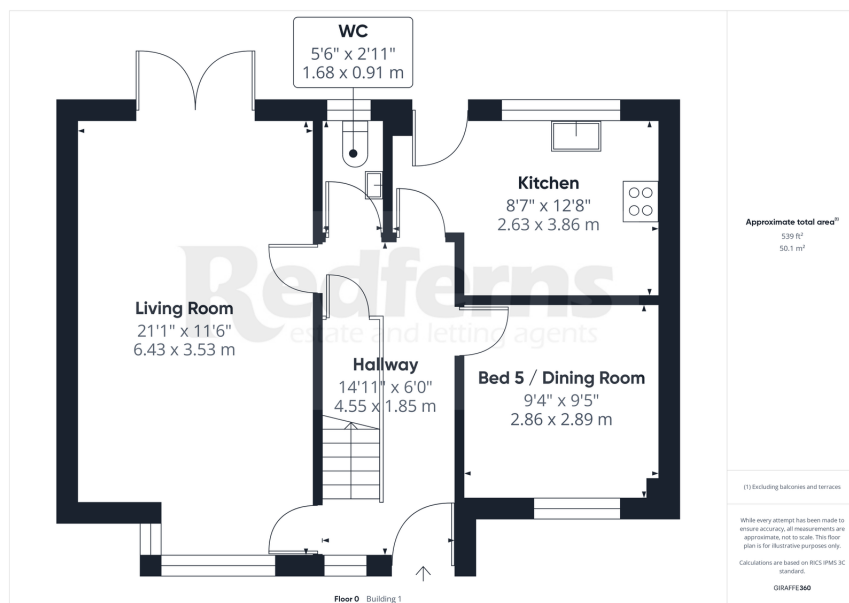
OUTGOINGS Council Tax Band E

AGENT NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

- Entrance Hallway
- Kitchen
- Living/Dining Room
- Dining Room/Bedroom 5
- Ground Floor Cloakroom
- Four Bedrooms including a Master En Suite
- Modern Family Bathroom
- Double Garage and Driveway Parking
- Converted Home Office
- Delightful Rear Gardens



Ottery St. Mary  
Exeter  
Sidmouth

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