



Otter Cottage, Station Road, Newton Poppleford

Guide Price £285,000

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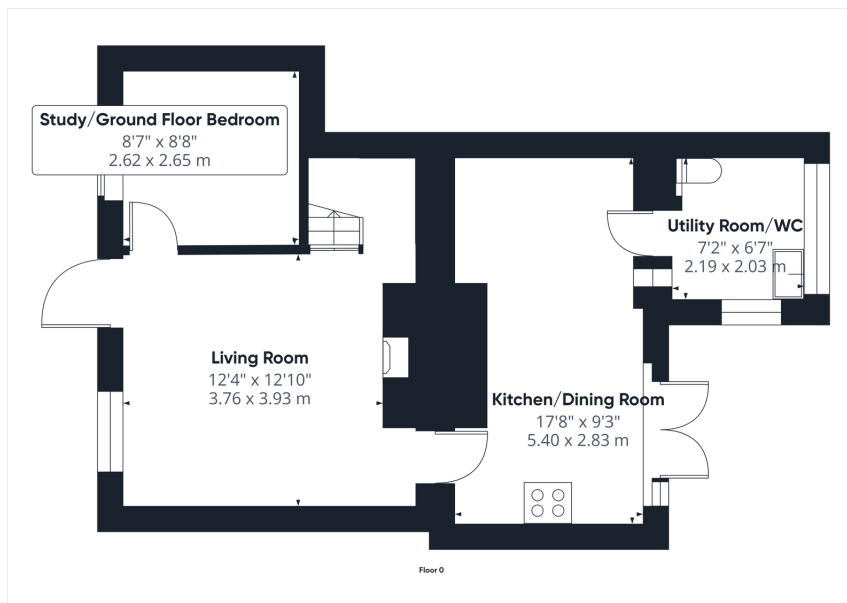
This charming cottage is presented in superb order throughout and occupies a convenient position, close to the heart of this popular East Devon Village. The property offers spacious accommodation throughout which includes three first floor double bedrooms and a potential further bedroom on the ground floor. the rear gardens are another excellent feature the property has to offer. Newton Poppleford offers a range of local amenities to include; a renowned primary school, frequent bus service between Sidmouth and Exeter, 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 accommodation briefly comprises a partly glazed uPVC front door which opens into the living room. The living room is a pleasant reception with a window overlooking the front, a wood burning stove with a rustic oak bressumer above and, attractive herringbone pattern flooring which continues into the adjoining ground floor reception room. This additional reception space is presently used as a craft room but would certainly offer a good space for a study or even a ground floor bedroom. The kitchen/dining room is another lovely space with a good selection of base and wall mounted units with space for appliances, laminate tile effect flooring and plenty of room for a good sized dining table. French doors offer access to a lovely decking area with the rear gardens beyond and a separate glazed door offers access to a utility room/cloakroom.

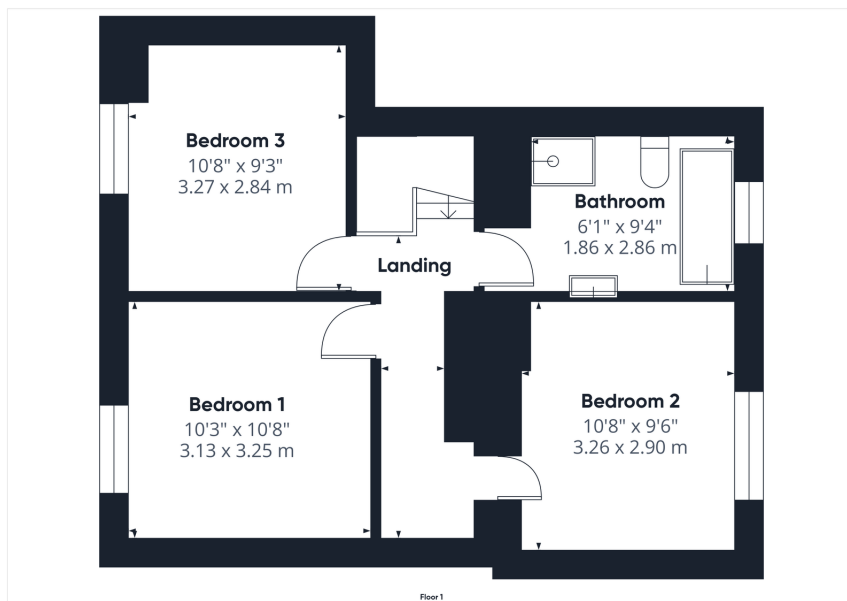
The first floor offers three double bedrooms and a family bathroom. The family bathroom comprises a panelled bath with a tiled surround, a large shower cubicle with a thermostatic shower unit, a pedestal wash basin, low level wc and, a heated towel rail.

The property is approached over a cobbled stone frontage with a wooden gate to the right hand side that leads around the property to the rear garden. The passage to the side is a useful, private, space presently used to store bins and additional planting equipment. A wooden deck lies immediately to the rear of the property which provides the perfect space for entertaining and alfresco dining. Steps lead down from the decking to another deck and adjoining lawn space which enjoys a privacy and features a summer house and useful garden shed.





- Living Room
- Kitchen/Dining Room
- Utility Room/Cloakroom
- Study/Ground Floor Bedroom
- Three First Floor Double Bedrooms
- Family Bathroom
- Private Rear Gardens
- Energy Rating TBC



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