



School Lane, Newton Poppleford

Guide Price £250,000

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This comfortable home is situated in a convenient location, close to the heart of this popular East Devon Village and is offered for sale with no onward chain. The property, which has been well maintained by the present owners during their tenure, offers well proportioned accommodation throughout but is now ready for gentle cosmetic attention and modernisation in places.

The accommodation briefly comprises of a covered porch which sits over a partly glazed uPVC front door. The front door opens onto an entrance hallway where stairs rise towards the first floor and a door to the right connects to the adjoining living room. The living room is a pleasant reception space with a westerly facing window that overlooks the front gardens and a useful understairs storage cupboard. A door to the rear of the living room connects to the kitchen/dining room. The dining area will comfortably accommodate a healthily sized dining suite and there is another useful storage cupboard to one side. The kitchen area offers an extensive range of base and wall mounted units with roll edge worksurfaces and tiled splashbacks. A partly glazed door with windows to each side provide direct access to the rear gardens. An inner lobby that adjoins the dining room links to the bathroom. The bathroom comprises of a panelled bath with a thermostatic shower unit over, a pedestal wash basin, a low level wc and a heated towel rail.

The first floor offers two well proportioned double bedrooms, each with their own fitted storage. Bedroom 1 benefits from an unique feature of a roof terrace. A glazed uPVC door with windows to each side opens onto a small terrace that enjoys stunning, far reaching, views over the village and of the surrounding countryside. Bedroom 2 overlooks the front gardens.

The property is approached over a concrete path which passed alongside the front gardens towards the front door. A low lying wall shelters the front garden which has been landscaped for ease of maintenance. A right of access allow further access to the rear gardens around the neighbouring property via a concrete path. The rear gardens are mostly level with gravelled pathway leading along the northern and southern boundaries towards the rear where a useful shed has been positioned.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

- Entrance Hall
- Kitchen/Dining Room
- Two Double Bedrooms
- Large Rear Gardens
- Energy Rating D
- Living Room
- Ground Floor Bathroom
- First Floor Roof Terrace with Fabulous Views
- No Onward Chain

