



Newton Poppleford, Sidmouth

Guide Price £175,000

2 1 1



This lovely 2 bedroom first floor apartment offers wonderful living accommodation in a quiet village setting. The property is entered via the private entrance which leads into the spacious hallway. The dual aspect living room is a lovely light room with a feature gas fireplace and offers lovely views of the surrounding village. The kitchen/dining area is fitted with a good range of units at both eye and base level with room for additional appliances. There are 2 double bedrooms, one of which is currently used as a craft room. The shower room comprises a corner shower, hand basin and a ladder style radiator, plus there is a separate cloakroom with a WC. In addition, the property has the benefit of a modern gas fired central heating and hot water system and fully uPVC double glazed windows.

Externally, the property benefits from a south facing paved garden area with plenty of room for furniture and also a home office/garden room which is fitted with electricity, lights and a telephone point. The garage is located to the front of the property with parking in front.

Newton Poppleford is a popular East Devon Village with a wide range of local amenities, including a well reputed primary school, church, village shop and post office, pub, takeaway restaurants and is only moments away from a selection of sports and recreational facilities. The village also has an excellent bus service which operate between Sidmouth and Exeter on a regular basis.

DIRECTIONS <https://w3w.co/swooning.remains.whizzing>

VIEWINGS By prior appointment with Redfern's 01395 512544

SERVICES We understand that all mains services are connected

MOBILE & BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use checker.ofcom.org.uk

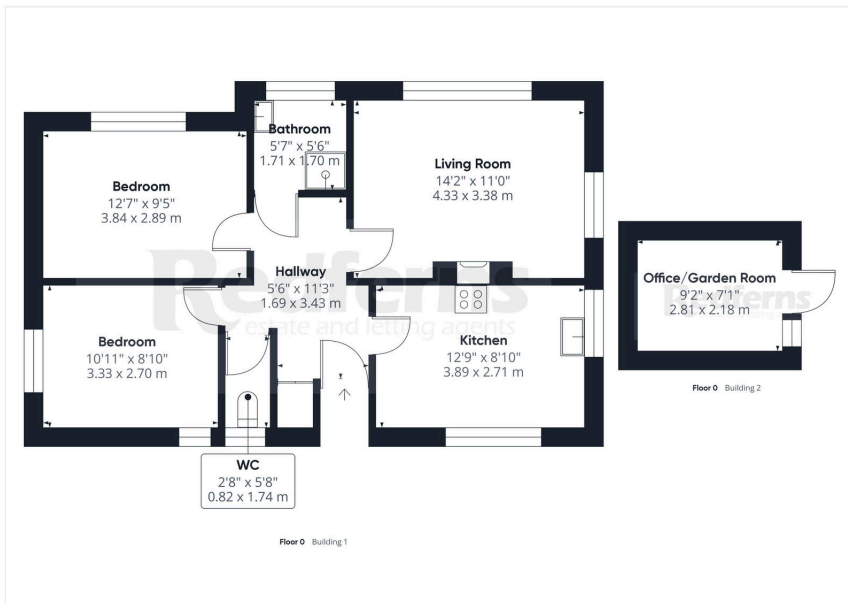
OUTGOINGS Council Tax Band A (as per Gov.UK Website at the date of first listing)

TENURE Leasehold - 983 years remaining

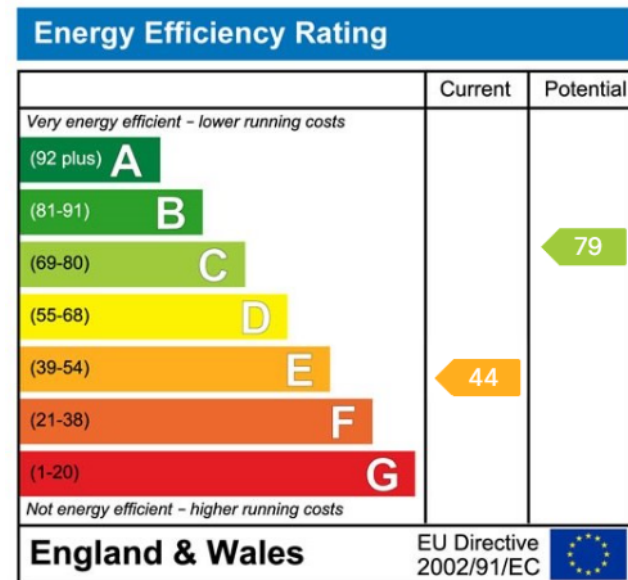
AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue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

IMPORTANT NOTICE 1. Every care is taken in preparing these particulars but they do not constitute nor constitute any part of an offer or a contract. They are prepared in good faith but they are for guidance only and intended to give a fair description of the property. **2.** Statements contained in these particulars are not to be relied on as statements or representations of fact and are made without responsibility on the part of the agents or vendor. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each statement. The vendor does not make or give and neither the agents or their employees have authority to make or give any representation or warranty in relation to the property or its use. **3.** Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These must be verified by any intending purchaser. **4.** All properties are offered subject to contract and being unsold. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting any property which has been sold, let or withdrawn.





- 2 Bedrooms
- Living room
- Kitchen
- Family bathroom
- Garage
- Garden
- Garden office room
- Fully double glazed
- Gas central heating
- Council Tax band A



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