



Orchard Close, Newton Poppleford, EX10 0BB

Guide Price £415,000

3 2 2



This spacious home has been superbly maintained by the current owner and is presented in superb order throughout. The property forms part of a small and peaceful cul de sac located only a short distance from the centre of this popular East Devon Village. 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 of an entrance hallway which offers a useful understairs storage cupboard and ground floor shower room comprising walk in shower cubicle with a thermostatic shower unit, a low level wc, a wash basin, and a heated towel rail. The living room is a generously sized reception room and one of many in the property which enjoys a dual aspect. The dining room is another well proportioned reception room with French doors that open out onto the rear gardens. The kitchen, which is another dual aspect room, adjoins the dining room and has been fitted with an extensive range of base and wall mounted units and also enjoys an outlook over the rear gardens. A separate door from the kitchen leads to a utility room which provides further access to the garage and the rear gardens.

Stairs rise to the first floor with a westerly facing window over the landing. There are three double bedrooms, two of which are dual aspect, and all with fitted wardrobes and additional storage. There is a spacious family bathroom comprising a modern white suite which includes panelled bath with tiled surround, separate shower cubicle, low level wc and wash basin.

The property is approached over a tarmac driveway towards the front door and the garage. The driveway will comfortably accommodate parking for two vehicles(With plenty of additional parking alternatives for visitors moments away) and the single garage has an electric up and over door and is equipped with light and power. The gardens have been beautifully tended are mostly laid to lawn, surrounding both sides and the rear of the property. There is a selection of plants and shrubs positioned across several borders close to the boundaries which offer a privacy and shelter and a patio which is accessible from the dining room. The garden also features a useful summerhouse and timber shed.

An excellent opportunity to acquire a comfortable home in excellent condition throughout. Early inspection recommended.

VIEWING By prior appointment with Redferns 01395 512544

SERVICES We understand all mains services are connected.

OUTGOINGS Council Tax Band E

TENURE Freehold

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.

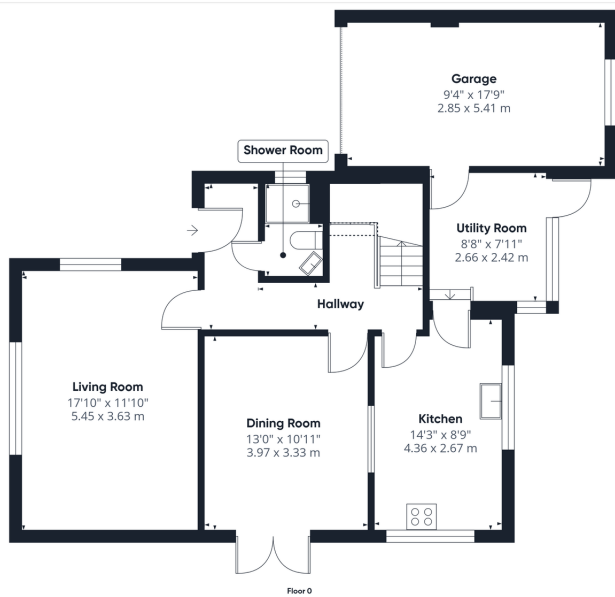
2. Statements contained in these particulars are not to be relied on as statements or representations of fact and are made without responsibility on the part of the agents or vendor. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each statement. The 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.

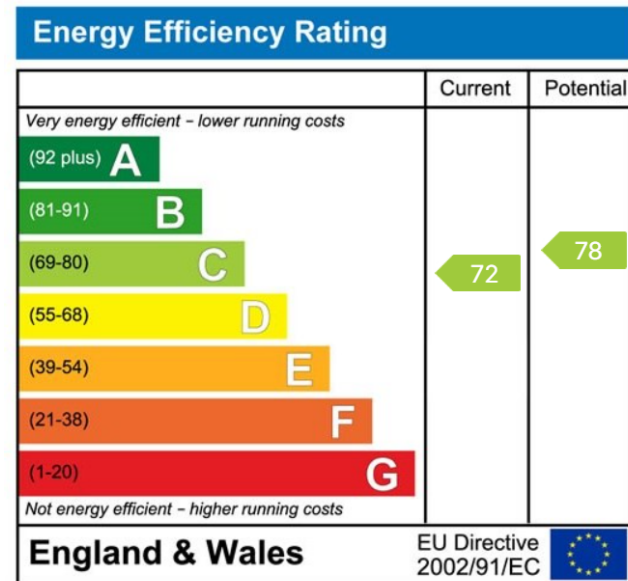
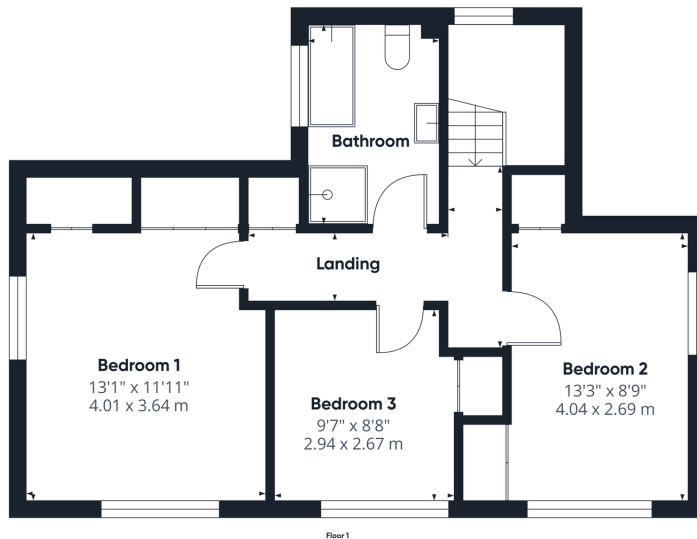
4. All properties are offered subject to contract and being unsold. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting any property which has been sold, let or withdrawn.

5. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only.

6. Descriptions of a property are inevitably subjective but we endeavour to make our particulars accurate. If there are any points of particular importance please contact us before viewing and we will be pleased to check or clarify information.



- Entrance Hallway
- Living Room
- Dining Room
- Kitchen and separate Utility Room
- Ground Floor Shower Room
- Three First Floor Double Bedrooms
- Family Bathroom
- Garage and Driveway
- Superbly tended Gardens
- Energy Rating TBC



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