



Lark Rise, Newton Poppleford, Sidmouth, EX10 0DH

Guide Price £410,000

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This spacious detached bungalow is situated towards the head of a residential cul de sac within this popular East Devon village and is offered for sale with NO ONWARD CHAIN. The property is within walking distance from a range of local amenities, including a well reputed primary school, church, village shop and post office, pub, takeaway restaurants and a selection of recreational facilities. The village also has excellent transport facilities which operate between Sidmouth and Exeter on a regular basis. The property occupies a level plot with healthily sized front and rear gardens, and a detached double garage with plenty of off road parking to the front.

The accommodation briefly comprises of a covered space over a glazed timber, front door which opens onto a porch with and secondary door before passing through to the entrance hallway. There is a generously sized living room with a large bay window overlooking the front gardens and sliding doors that connect to the adjoining dining room. The dining room has double glazed sliding doors which opens onto the conservatory that overlooks and offers direct access to the rear gardens. The kitchen has a good range of wooden fronted base and wall mounted units and a window that overlooks the rear gardens.

Each bedroom has the benefit of fitted storage. Bedroom 1 is a comfortably sized double room which overlooks the rear gardens. Bedrooms 2 and 3 overlook the front. The bathroom features a modern fitted shower room comprising a shower cubicle with a thermostatic shower unit, a wash basin with storage below, a low level wc, and a heated towel rail. In addition, there is a separate cloakroom with another low level wc and a wash basin with storage below. A door leads from the rear of the hallway and opens onto the rear gardens.

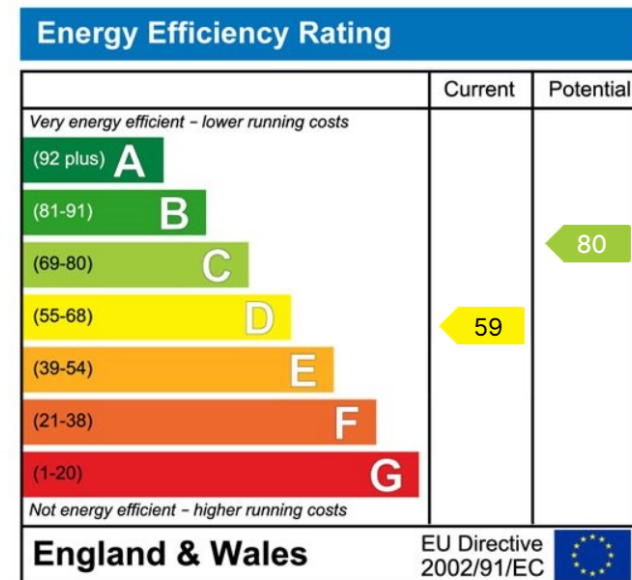
The property benefits from a detached double garage and a large driveway to the left hand side. The garage has two single up and over doors lies in front of the detached double garage with two up and over garage doors, a pedestrian door to the side which offers access to the rear gardens, light, power and a pitched roof which is an excellent option for storage. The gardens to the front and rear are hard landscaped for ease of maintenance however some pruning and weeding will be required initially. The rear garden also features a gravelled space and greenhouse to the side and is fully enclosed.

A comfortable property, ready for immediate occupation. Early inspection recommended.





- Porch and Entrance Hallway
- Dining Room and Conservatory
- Three Bedrooms
- South Facing Rear Gardens
- No Onward Chain
- Living Room
- Kitchen
- Modern Shower Room and separate Cloakroom
- Detached Double Garage and Driveway Parking
- EEnergy Rating D



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