



Otter Reach, Newton Poppleford, EX10 0ST

Guide Price £315,000

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This comfortable semi detached family home has been extended to offer well proportioned accommodation throughout. The property, which was built in 1995, benefits from an enclosed south facing rear garden and a single garage with driveway parking to the front. Otter Reach lies close to the heart of this popular East Devon Village which 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. Newton Poppleford 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 a covered entrance porch over a partly glazed front door which opens onto an entrance hallway with a ground floor cloakroom. The living room is a pleasant reception space with a large window overlooking the front gardens. Glazed double doors open from the rear of the living room into the kitchen/dining room. The kitchen has been modernised in recent years and features an extensive range of white fronted base and wall mounted units with granite worksurfaces, tiled splashbacks and, a selection of integral appliances. There is a useful breakfast bar at the end of the counter surface and plenty of room for a separate dining suite. An open doorway connects the rear of the kitchen/dining room to the adjoining conservatory. The conservatory is another lovely reception area that overlooks the rear gardens with French glazed doors providing direct access.

The first floor offers two double bedrooms and a family bathroom. Bedroom 1 enjoys a great selection of fitted storage and an en suite shower room comprising a shower cubicle with a thermostatic shower unit over, a pedestal wash basin and a low level wc. Bedroom two has a fitted wardrobe and a window that overlooks the rear gardens. The family bathroom comprises a fully tiled, modern white suite with a panelled bath with a thermostatic shower unit over, a wall mounted wash basin, a low level wc and a heated towel rail.

The landing extends into a space that was previously the third bedroom before the loft was converted in 2010. This space has served as a useful study and dressing area and features another window that overlooks the rear. Stairs rise to the second floor which offers another double bedroom with an en suite shower room. Bedroom 3 features three velux windows that face the front and rear respectively. There is a useful eaves storage and the en suite comprises a shower cubicle with an electric shower unit, wash basin and low level wc.

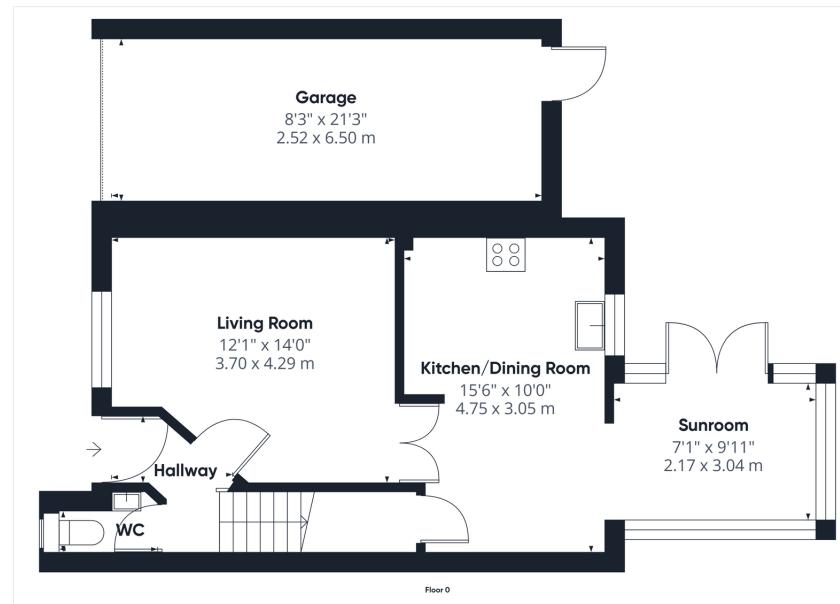
The property is approached over a pathway, which bisects a level lawned front garden, and proceeds towards the front door. A planted bedding area lies to the left hand side of the front door providing colour and interest. A driveway which leads to the single garage lies to the left hand side of the front gardens. The rear gardens, which can also be accessed through the rear of the garage in addition to the conservatory are a delightful enclosed space that enjoys a southerly orientation. A patio lies immediately to the rear of the property and provides the perfect space for sitting out and entertaining. An artificial grass area has been placed adjoining the patio for ease of maintenance with a further gravelled area to the side and rear of the garden.

A lovely home in a peaceful residential position. Early inspection recommended.

VIEWINGS - By prior appointment with Redferrs 01395 512544

SERVICES - We understand all mains services are connected





- Covered Porch and Entrance Hallway
- Kitchen/Dining Room
- Ground Floor Cloakroom
- Family Bathroom and two En Suite Shower Rooms
- Garage and Driveway Parking
- Living Room
- Conservatory
- Three Bedrooms
- South Facing Rear Gardens
- Energy Rating C



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