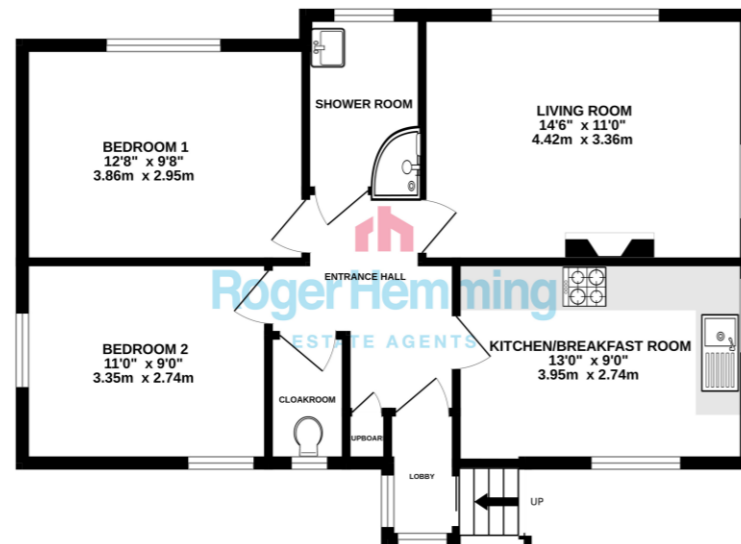


FIRST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA: 647 sq.ft. (60.1 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission of the same. This plan is for information purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with HEMMING 03/2011

LOCATION

Newton Poppleford is a popular village situated on the A3052 road between Exeter and Sidmouth. It lies on the west side of the River Otter in the East Devon AONB. The impressive St Luke's Church was founded in 1331, although the current building dates from 1897. The name Newton Poppleford means "The New Town by the Pebble Ford". It was originally settled by the Saxons and founded as a "new town" in the 13th century by the Lord of the Manor of Aylesbeare.



FIND OUT MORE

Viewing by prior appointment:
Roger Hemming Estate Agents
Conway House, New Street
Honiton EX14 1HA
T: 01404 45343
E: roger@rogerhemming.co.uk

To see more details on this and all our homes go to
www.rogerhemming.co.uk



2 VALE VIEW, HIGH STREET NEWTON POPPLEFORD EX10 0DY

We were genuinely surprised by this one, in the very best way. From the moment we stepped inside, the flat felt bright, airy and full of natural light, with lovely open views from almost every window. It simply wasn't what we were expecting... it was even better.

£175,000

leasehold

TYPE

Detached First Floor Flat

BEDROOMS

2

RECEPTION ROOMS

1

BATHROOMS

Shower Room & Cloakroom

OUTSIDE

Garden & Garden Office

PARKING

Garage & Parking Space

HEATING

Gas Central Heating,
Double-Glazing

ENERGY RATING

C / 73



ROGER HEMMING'S VIEW...

2 Vale View is approached through its own private garden, with a short flight of outside steps leading up to the beautifully cared-for accommodation. The flat is double glazed, gas centrally heated and has a really comfortable, easy feel throughout. There's a welcoming entrance hall with a cloakroom, while the dual-aspect sitting room enjoys views towards the village church and the countryside beyond. The smart fitted kitchen has plenty of storage and worktop space, and there's room for a breakfast table too, perfect for morning coffee. There are two good double bedrooms, along with a stylish modern shower room finished in fresh white tones.

All in all, this is a really special home. It would make a fantastic first step onto the property ladder, while also being perfect for an active couple looking to enjoy life in Devon without compromising on space, comfort or practicality. We think it's one you need to see in person to fully appreciate.

"There's a rather unusual and appealing setup with this property. The detached building contains just two flats, with each owner holding a half share of the freehold, meaning there are no management charges or ground rent payments to factor in. How good is that?"

WHAT THE AGENT SAYS...

OUTSIDE

Outside, the south-facing patio garden is a real suntrap and a lovely spot to unwind when the weather's fine. There's also a surprisingly useful garden office with electricity and a telephone point, ideal if you work from home, enjoy crafting, or simply want a separate hobby space. A further bonus is the single garage and private parking space to the front, something not always easy to find with properties like this.

Set in the heart of East Devon, Newton Poppleford is one of those villages people quickly feel at home in. There's a real sense of community here, with village events, local clubs and friendly neighbours all helping to create a welcoming atmosphere. It's also perfectly placed, close enough to enjoy the beaches, shops and cafés of Sidmouth, while Exeter is within easy reach for shopping, dining, rail links and city life.