



Estate Agents | Valuers  
Residential and Commercial  
Sales and Lettings

**Redferns**  
estate and letting agents

# High Street, Newton Poppleford

£275,000

3 1 1



This attractive cottage has been comprehensively modernised in recent years and is offered for sale in immaculate condition throughout. The property has considerable character, constructed with cob walls and retaining exposed timbers and it is conveniently located in a peaceful, tucked away position behind a terrace of cottages on the High Street. The property lies within close reach of the village centre where there is usually ample unallocated parking available nearby. Greenbank lies within walking distance of 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.

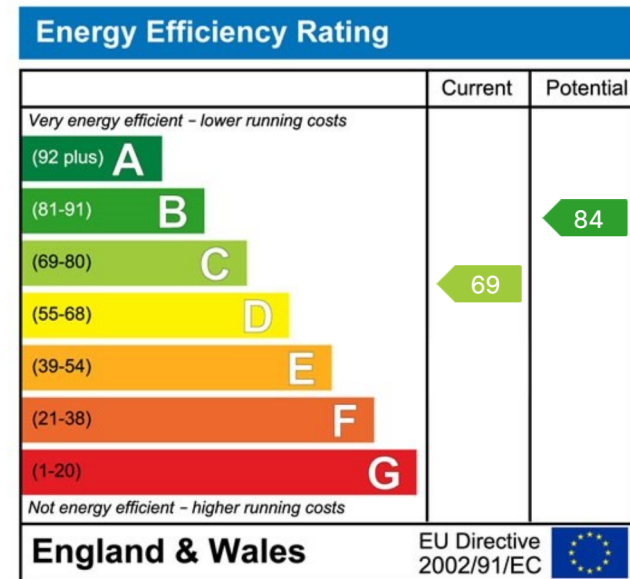
The accommodation briefly comprises of a covered porch over a solid oak front door which opens onto a hallway with oak effect karndean flooring which continues throughout the ground floor. The kitchen has been modernised in recent year and now offers an extensive range of white fronted base and wall mounted units with beech wood worksurfaces, tiled splashbacks and a selection of integral appliances. The living/dining room is a spacious, dual aspect reception room with a views to the east and west including an attractive window seat. The room is a classic cottage-style space with exposed beams and a delightful wood burning stove with a timber bressummer and stone hearth. A part panelled wall encloses the stairwell which rises to first floor.

There are two good sized double bedrooms and a further single bedroom. Bedroom 1 is a dual aspect room with views to the south and east and has a beautiful original cast iron fireplace. Bedroom 2 has an east facing window with a deep sill and an exposed ceiling timber. Bedroom 3 has a west facing window and similar exposed ceiling timber. The bathroom, which has also been modernised in recent years, comprises of a white suite with a panelled bath with a mixer tap and thermostatic shower unit above, a wash basin with storage cupboards below and a low level wc with a concealed cistern. The suite has an attractive green tiled surround and benefits from electric underfloor heating.





- Entrance Hall
- Dual Aspect Living Room
- Luxurious Bathroom
- Detached Garden Room/ Office
- Council Tax B
- Modern Fitted Kitchen
- Three First Floor Bedrooms
- South Facing Rear Garden
- Energy Rating C



Ottery St. Mary | 01404 814 306  
 Exeter | 01392 984 511  
 Sidmouth | 01395 512 544

[www.redfernsproperty.co.uk](http://www.redfernsproperty.co.uk) | [sales@redfernsproperty.co.uk](mailto:sales@redfernsproperty.co.uk)

