



# The Old Coal Yard, Newton Poppleford, EX10 0EY

Guide Price £565,000

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Tucked away in a peaceful and highly sought-after cul-de-sac location within a popular East Devon village, this beautifully presented four-bedroom detached family home is one of only 3 properties in the development built by a local renowned builder and offers an exceptional blend of space, comfort, and modern living.

Thoughtfully designed to suit contemporary lifestyles, the property boasts four generous double bedrooms, two of which benefit from stylish en-suite facilities with underfloor heating, providing both convenience and a touch of luxury. The remaining bedrooms are served by a sleek, modern family bathroom also complete with underfloor heating, creating a warm and inviting space to unwind.

At the heart of the home lies a stunning open-plan kitchen and dining area, perfectly suited for both everyday family life and entertaining. This bright and spacious hub flows seamlessly into the living room, creating a sociable and versatile layout. Both spaces enjoy delightful views over the rear garden, allowing natural light to flood in and enhancing the sense of openness throughout.

Externally, the property continues to impress. The driveway provides ample parking for up to three vehicles, while the garage offers further flexibility, whether for secure parking, storage, or potential workspace. The home also benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency all year round.

With its desirable location, generous accommodation, and high-quality finish, this superb family home presents a rare opportunity to enjoy village living at its very best.

Early inspection highly recommended.

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.

VIEWING By prior appointment with Redferns on 01395 512544

SERVICES We understand all mains services are connected.

OUTGOINGS Council Tax Band E

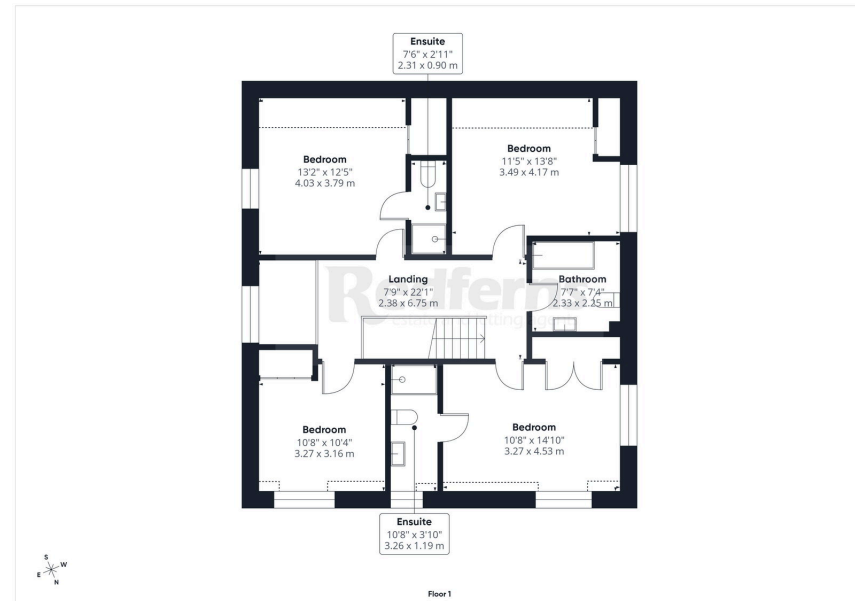
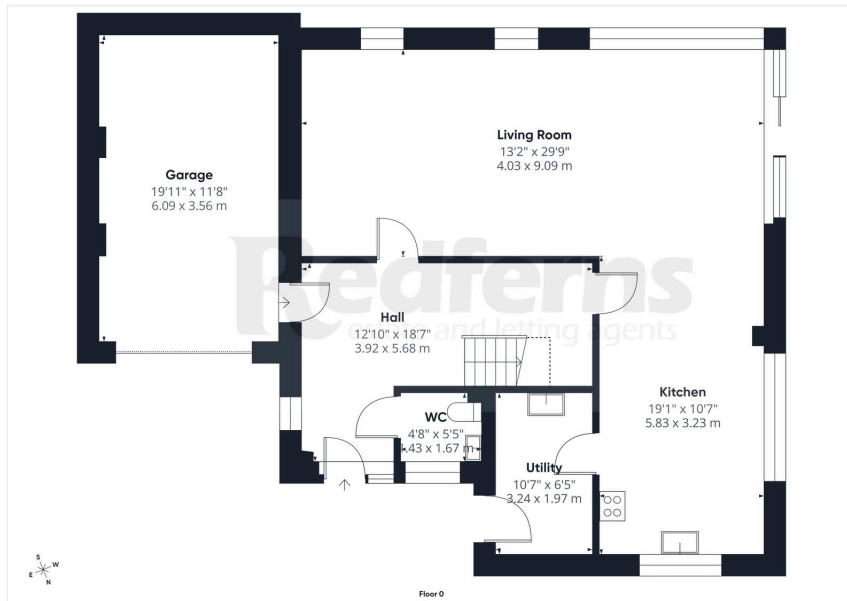
TENURE Freehold

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.





- EPC Rating - B
- Large spacious living room
- Utility room
- Large private rear garden
- Council Tax Band - E
- Stunning open plan kitchen/dining room
- Modern Family bathroom
- Gas central heating & double glazing
- Driveway with garage.
- Four double bedrooms including two en-suite shower rooms



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

