


STAGS

# 1 Mount View

# 1 Mount View High

Newton Poppleford, Sidmouth, EX10 0ED

Sidmouth seafront (4 miles), M5 junction 30 (7.5 miles), Greendale Farm Shop (4.6 miles)

Located in the centre of the village, a surprisingly spacious 4 bedroom semi-detached home with driveway parking and a garage being sold with no onward chain.

- Central village location
- Garage and driveway parking
- Accommodation over 3 floors
- 3 bathroom
- Freehold
- No onward chain
- 4 bedrooms
- Sitting room and separate dining room
- Council tax band: D
- EPC: C

## Asking Price £325,000

### SITUATION

Newton Poppleford is a friendly and well-connected village with a primary school, convenience store, and popular pub all within walking distance. The coast at Sidmouth is just four miles away, offering independent shops, cafes, and a renowned esplanade. The surrounding area is a haven for walkers and outdoor enthusiasts, with the South West Coast Path and the dramatic Jurassic Coastline both within easy reach. Exeter and the M5 are readily accessible for commuters, with rail links available from nearby stations.







## ACCOMMODATION

A covered entrance porch opens into the reception hallway, from which doors lead to the cloakroom, kitchen and sitting room. The sitting room enjoys a pleasant outlook to the front and features an attractive fireplace, with engineered wood flooring extending throughout the ground floor. Double doors open into the dining room, a lovely space for entertaining, with views over the rear garden and French doors opening onto the patio. An opening leads through to the kitchen, which is fitted with a comprehensive range of matching wood-fronted wall and base units, complemented by roll-top work surfaces.

The first and second floors provide four well-proportioned bedrooms, two of which benefit from modern en-suite shower rooms. A family bathroom, fitted with a contemporary white suite, completes the accommodation and is accessed from the first-floor landing.

## OUTSIDE

Outside, the property benefits from enclosed gardens to both the front and rear. The front garden is predominantly laid to gravel, with a paved pathway leading to the entrance and subject to the usual planning consents there is space to create an additional parking space. To the rear, the southerly facing garden enjoys a paved patio, ideal for outdoor dining and entertaining, with steps leading up to a level that has been laid to gravel. A side gate provides access to the garage, which is fitted with a remotely operated door with a parking space to the front.

## SERVICES

Current Council Tax: D
Utilities: Mains electricity, mains water. mains gas and drainage.
Tenure: Freehold
Ultrafast broadband is available with speeds up to 1000 mbps. Mobile phone providers available are Vodafone, Three and O2.

## AGENTS NOTE

The vendor has advised that the driveway is owned by the bungalow at the top with 1 Mount View having a right of access.

## DIRECTIONS

What three words: ///scorch.confetti.morphing

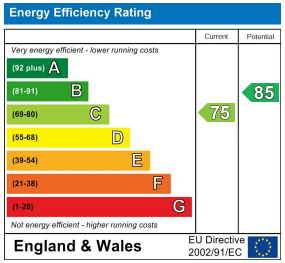






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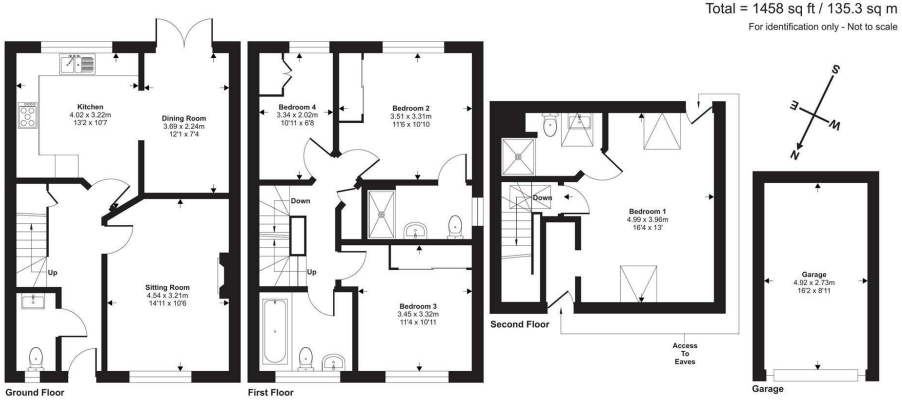



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Approximate Area = 1313 sq ft / 121.9 sq m
Garage = 145 sq ft / 13.4 sq m
Total = 1458 sq ft / 135.3 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1527445