



Station Road, Newton Poppleford, EX10 0ER

Guide Price £350,000

 4  1  3



This charming end of terrace house is situated in a convenient position in the heart of this popular East Devon Village and is offered for sale with no onward chain. The property is believed to date back to the early 1900's when it was converted from the village bakery and retains plenty of its original character featuring exposed timbers and fireplaces. The property, which has been occupied by the same family for nearly a century, has been well-loved and thoughtfully maintained during their tenure, however the accommodation is now ready for general modernisation and updating throughout.

The accommodation briefly comprises an entrance lobby with a reception room to the left and the main living space ahead. The main living room features a fireplace with a brick surround and hearth. Two doors to the side of the living room open onto a further reception room and the stairs to the first floor. Each of the three reception rooms have a window that overlooks the front. A separate door to the rear of the living room leads to the kitchen/dining room and the remaining ground floor accommodation. The kitchen/dining room is a spacious, dual aspect space with an extensive range of base and wall mounted units and a solid fuel rayburn which provides a rich warmth to the surrounding rooms and heats the water. A lobby adjoins the kitchen/dining room on one side which connects to a ground floor cloakroom, a large pantry store and a workshop. A separate door on the opposite side of the kitchen connects to a lean-to, which provides access to the garage and the rear gardens. The garage has folding timber doors to the front, power and a fixed ladder to the rear corner which, provides access to a loft room with a vaulted ceiling, a window to the front and a hatch to the rear.

The first floor features four bedrooms and a family bathroom. Bedrooms 1 and 2 are doubles with windows facing the front and side respectively. Bedroom 2 also has the benefit of a skylight. Bedrooms 3 and 4 are single bedrooms with windows overlooking the front. The family bathroom comprises a panelled bath, pedestal wash basin and a low level WC.

The property is approached over a cobbled path that covers the front boundary. A path to the side of the garden provides access to a side gate (Although this path is presently overgrown and would need to be cut back before access is available). The rear garden is enclosed by a wall to the front boundary and fencing and hedging to the side and rear. There are tiered sections of lawn and planted beds for vegetable growing. A useful potting shed and stone built outbuilding are positioned along the western boundary.

A unique home with great potential. Early inspection recommended.

**VIEWINGS** By prior appointment with Redfersns on 01395 512 544

**SERVICES** We understand all mains services are connected

**OUTGOINGS** Council Tax Band F

**TENURE** Freehold

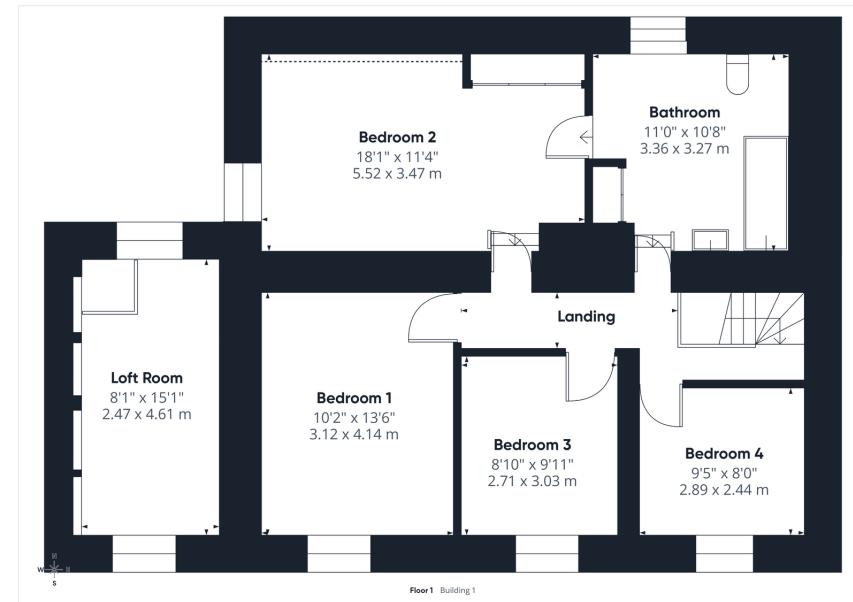
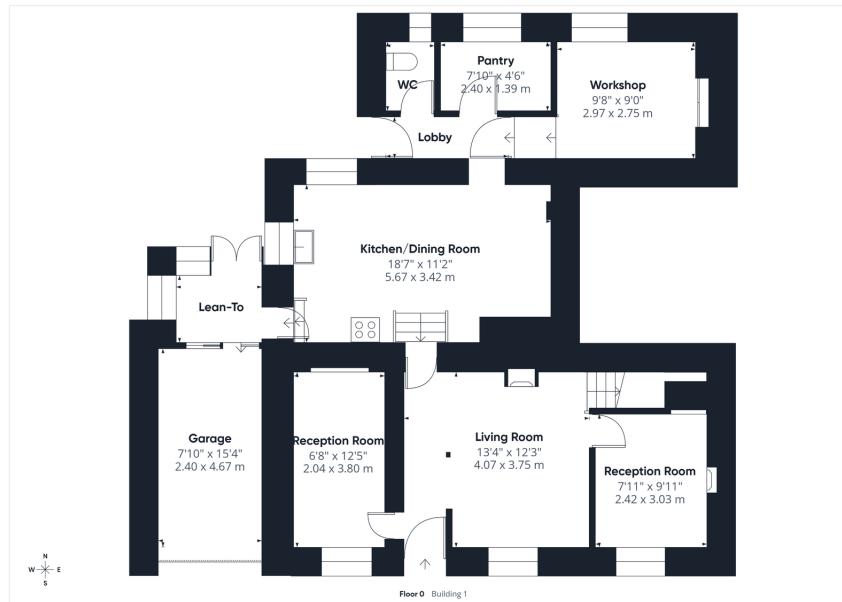
**AGENTS NOTE** Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.

**IMPORTANT NOTICE** 1. Every care is taken in preparing these particulars, but they do not





- Entrance Hall
- Three Ground Floor Reception Rooms
- Kitchen/Dining Room
- Ground Floor Cloakroom, Pantry and Workshop
- Four First Floor Bedrooms
- Family Bathroom
- Garage with Loft Room above
- Enclosed Rear Gardens
- No Onward Chain
- Energy Rating TBC



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