



HARRISON
LAVERS &
POTBURY'S

12 Hazel Close
Newton Poppleford
Sidmouth
EX10 0DJ

£350,000 FREEHOLD

A smartly presented and modernised detached bungalow with south facing rear garden, offered for sale with no ongoing chain.

The subject of considerable improvement in recent years, this beautifully presented, detached bungalow has modern fixtures and fittings throughout to include a kitchen with built-in appliances, oak internal doors, gas combination boiler and conservatory extension. Once inside, the entrance hallway has two storage cupboards and attractive flooring. The kitchen is fitted with contemporary, Howdens units and a range of built-in appliances comprising fridge/freezer, microwave, gas hob, electric oven, dishwasher and washing machine. The sitting/dining room has a south facing aspect and sliding doors opening into a modern, double glazed conservatory with a solid roof.

The main bedroom overlooks the rear garden and has a built-in wardrobe. There is a second, double bedroom with built-in wardrobe, adjacent to which is a modern, well-appointed bathroom with shower over the bath.

The bungalow stands on a level plot with a low maintenance gravel frontage, driveway parking and single garage. There is gated access to the opposite side of the property.





To the rear is a good size, south facing lawn garden with well stocked beds and borders. A patio adjoins the back of the bungalow and conservatory and provides plenty of space for entertaining. A side gate opens onto to the driveway.

Newton Poppleford lies within East Devon's National Landscape in The Otter Valley and is on the doorstep of some wonderful countryside walks following the River Otter to Otterton and Budleigh Salterton. The village is well placed for those looking to commute to Exeter, Exmouth, Sidmouth and Honiton. Village amenities include a convenience store/post office, popular public house and primary school, hairdressers, village hall and bus services to the surrounding area.

MATERIAL INFORMATION Prospective buyers should note that in 2022 there was a single incident of shallow surface water ingress (approximately 2" to 3"). Full details of the remediation work will be made available to well-placed buyers.

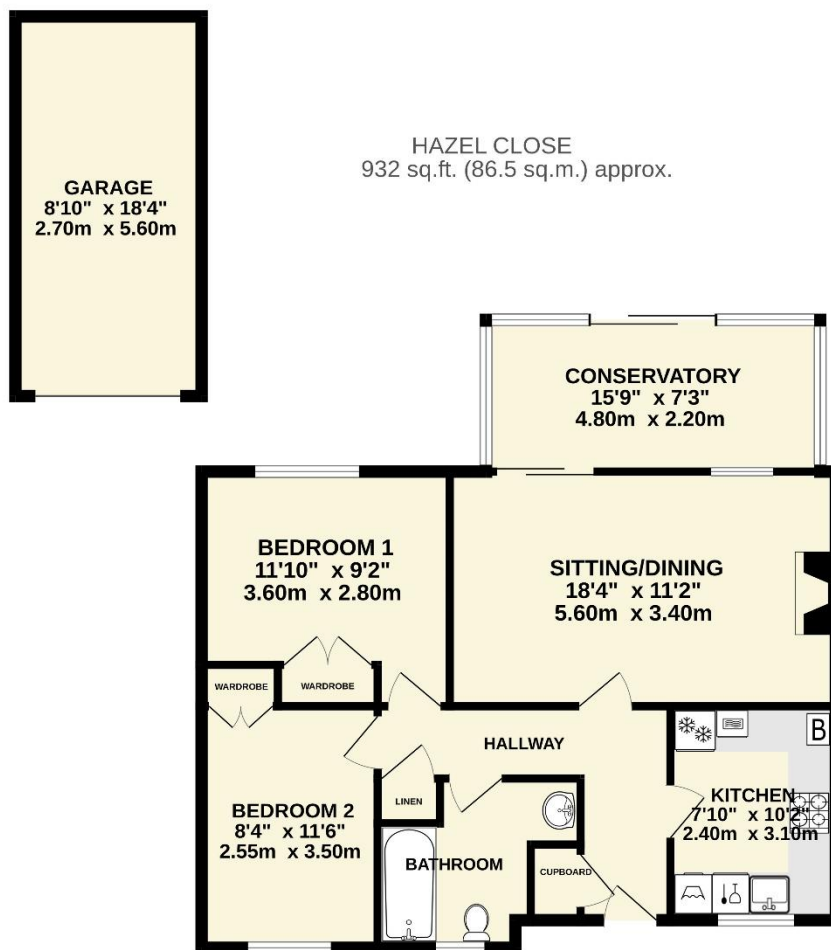
SERVICES Mains gas, electricity, water and drainage are connected.

BROADBAND AND MOBILE Standard and Superfast broadband are available in the area with estimated download speeds of up to 75 mbps. Good outdoor and variable indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom - September 2026

COUNCIL TAX We are advised by East Devon District Council that the council tax band is **D**.

EPC: TBA





TOTAL FLOOR AREA : 932 sq.ft. (86.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



POSSESSION Vacant possession on completion.

REF: DHS02721

VIEWING Strictly by appointment with the agents.

IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third parties without your consent. The Agent has not tested any apparatus, equipment, appliance, fixtures, fittings or services and so cannot verify that they are in working order, or fit for the purpose. A Buyer is advised to obtain verification from their solicitor and/or surveyor. References to the tenure/outgoings/charges of a property are based on information supplied by the seller - the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in photographs/floor plans are not included unless specifically mentioned within the sale particulars. They may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on a journey to view a property.



Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com

