



2 Barton Orchard, Tipton St. John, Sidmouth, EX10 0AN

Guide Price £399,000

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Nestled in the heart of a tranquil village, this delightful family home offers the perfect blend of modern comfort and countryside charm.

The property features three spacious bedrooms, a modern fitted kitchen designed for convenience, and an inviting living room complete with a cosy log burner for relaxing evenings. The generous dining room provides the ideal space for family meals and entertaining guests. The family bathroom is tiled and has been recently fitted with a modern suite comprising a bath with shower over, a pedestal basin and WC.

Externally, the private rear garden offers the perfect setting for relaxing or entertaining during the summer months with the benefit of a versatile garden studio and a handy shed, perfect for work or hobbies. The spacious driveway offers convenient off-road parking, ensuring ease and security. There is also a large storage area to the side of the property which can be used for garden storage or space for laundry items.

This property is perfect for those seeking a peaceful lifestyle without compromising on modern amenities.

**VIEWINGS** By prior appointment with Redferns 01404 814306

**DIRECTIONS** <https://w3w.co/most.valuables.shift>

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

**MOBILE & BROADBAND COVERAGE** Broadband is connected to this property, for specific checks, please use [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

**OUTGOINGS** Council Tax Band D

**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..





- Three Bedrooms
- Modern fitted kitchen
- Living room with log burner
- Spacious dining room
- Private garden with studio
- Driveway and shed
- Double glazing
- Gas central heating
- Council Tax Band - D
- EPC - TBA



Ottery St. Mary  
Exeter  
Sidmouth

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