



Connells

Burrow Lane
Newton Poppleford Sidmouth

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Newton Poppleford Sidmouth EX10 0BW

for sale guide price
£450,000



Property Description

GUIDE PRICE £450,000 - £475,000

Situated in the highly desirable village of Newton Poppleford, this beautifully presented three bedroom semi-detached home enjoys an enviable position between the vibrant city of Exeter and the stunning coastal town of Sidmouth, offering the perfect balance between countryside tranquillity and access to excellent amenities.

The property itself is well-appointed and thoughtfully arranged, with a welcoming living room, a separate dining room and a modern fully fitted kitchen, finished to a high standard and offering ample storage and workspace, which opens into a bright sun room overlooking the rear garden - creating a wonderful additional living space. Upstairs, there are three good sized bedrooms. Externally, the property truly excels. To the front, a large lawned garden enjoys attractive countryside views, creating a peaceful setting. To the rear, the property backs directly onto open rural countryside and benefits from a private enclosed garden with mature hedged boundaries, providing both privacy and a pleasant outdoor space. A garden shed adds useful storage.

Further benefits include off-road parking for at least two vehicles, along with a large garage, ensuring ample space for vehicles and additional storage.

Entrance Hall

Two under stair storage cupboards.

Living Room

Double glazed front aspect bay window, fireplace, wall mounted radiator.

Dining Room

Double glazed front aspect window, fireplace, wall mounted radiator.

Kitchen/ Diner

Double glazed rear aspect window overlooking garden, wall and base units, work surfaces, built-in washing machine and dishwasher, oven, hob and extractor over, sink unit, wall mounted radiator. Arch open to...

Conservatory

French doors to garden, wall mounted radiator.

Downstairs WC

Double glazed rear aspect window, low level toilet, wash hand basin.

Landing

Double glazed rear aspect window, access to loft.

Bedroom 1

Double glazed front and side aspect window, fitted storage, wall mounted radiator.

Bedroom 2

Double glazed front aspect window, large built-in wardrobes, wall mounted radiator.

Bedroom 3

Double glazed rear aspect window, boiler in airing cupboard, wall mounted radiator.

Bathroom

Double glazed side aspect window, low level toilet, wash hand basin, bath with mains shower over, heated towel rail.

Front Garden

The larger of two gardens, with a long lawn, shrubs and flowers, patio area, side access to rear garden.

Rear Garden

Raised lawn area with hedged surround and a large shed/summer house.

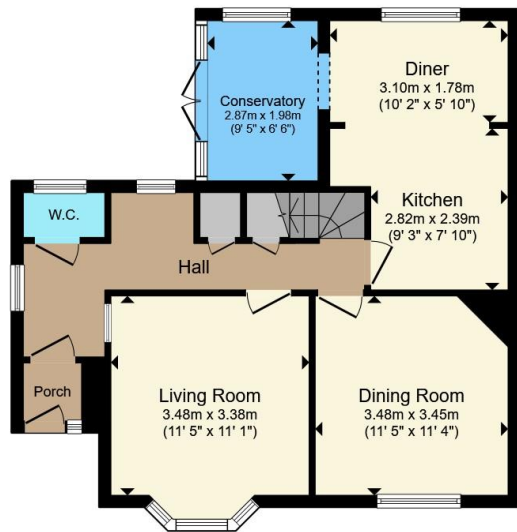
Parking

Large single garage with electric roller door, driveway parking for two cars.

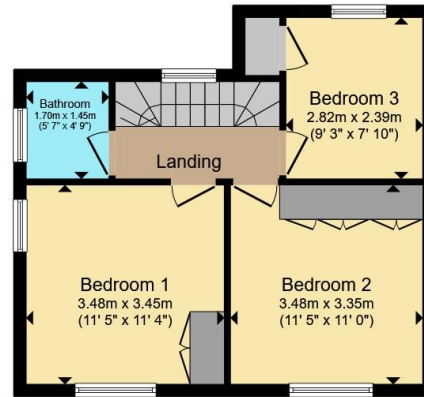




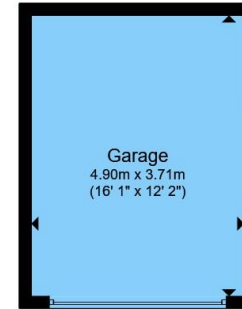




Ground Floor



First Floor



Garage

Total floor area 117.0 m² (1,260 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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8-9 South Street
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317716



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