



1 Down Close



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Newton Poppleford, Sidmouth, EX10 0JD

Sidmouth: 4.4 miles Exeter Airport: 6.2 miles Exeter: 11.9 miles

## A Spacious Detached Family Home in a Peaceful Cul-de-Sac Setting.

- Detached Family Home
- Utility & En-suite
- Front & Rear Gardens
- Spacious Living Areas
- EPC C
- 4/5 Bedrooms
- Driveway
- Edge Of Village Location
- Freehold
- Council Tax Band E

## Guide Price £600,000

Occupying a peaceful cul-de-sac position on the edge of Newton Poppleford, this well presented four bedroom detached home offers spacious and flexible accommodation in a desirable East Devon setting. The property enjoys a semi-rural feel while remaining well connected to nearby towns and transport links, with the East Devon AONB on the doorstep. The village has a useful range of amenities including a Post Office, public house, hairdressers, primary school and a historic church. The village also benefits from bus stops with a regular service into Sidmouth, Budleigh Salterton, Exmouth and Exeter.

The ground floor includes a modern kitchen/dining room with solid wood worktops and garden views, a generous sitting room with fireplace and French doors to the patio, and a separate study/fifth bedroom ideal for home working. A utility room and understairs storage add further practicality. Upstairs, a generous landing leads to four double bedrooms, including a principal bedroom with en suite shower room. The family bathroom is fitted with a modern suite including a bath, wash hand basin, WC, and a heated towel rail.

The property is approached via a driveway providing off-road parking and bordered by an attractive front garden, mainly laid to lawn with low hedging. The rear garden is a particular feature, offering a colourful and private space with mature flower beds, shrubs, lawn, and a brick-paved patio, perfect for outdoor dining and relaxation. Gated pathways on either side of the property provide access to the front, and a useful garden shed is located to the side. There was planning permission granted for the erection of a garage in 2012, this has since lapsed. Ref: 12/0233/FUL

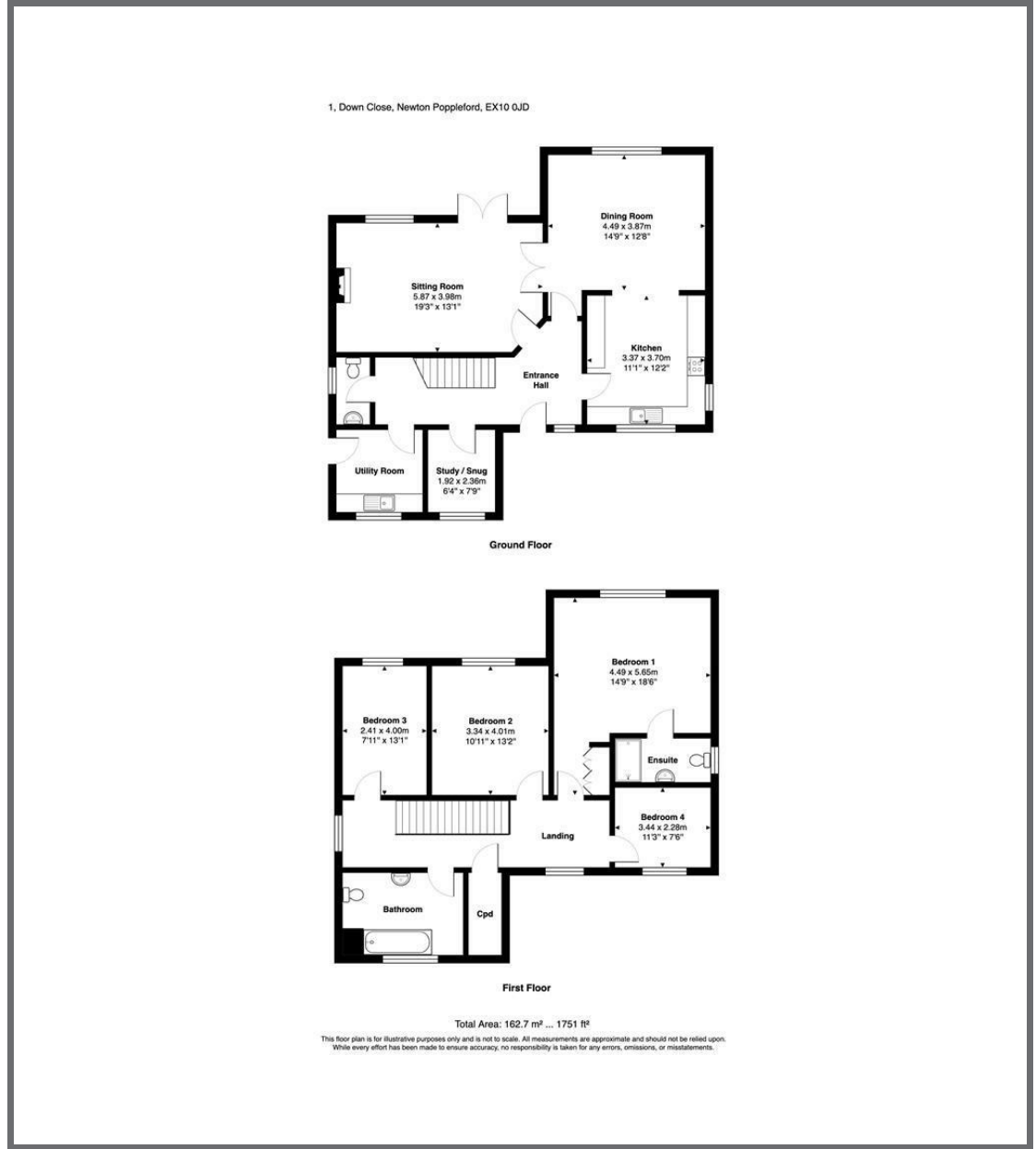
All mains services connected. Gas central heating. Mobile signal variable inside and good outside with EE, O2, Vodafone, Three. Ultrafast broadband with speeds up to 1800Mbps with AllPoints Fibre, Openreach (via Ofcom). There are covenants on the title, please speak to agents for more information.

What3words: ///drumbeat.sideboard.year





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	78
EU Directive 2002/91/EC			

Bank House, 66 High Street,  
Honiton, Devon, EX14 1PS

honiton@stags.co.uk  
01404 45885



@StagsProperty

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