



Glebelands, Newton Poppleford, Sidmouth, EX10 0HB

Guide Price £335,000

3 1 2



This superbly presented home is situated along a popular residential cul de sac within this sought after East Devon Village and is offered for sale with no onward chain. Glebelands is within walking distance of a range of local amenities to include a renowned primary school, frequent bus service between Sidmouth and Exeter, village shop, public house, and takeaway restaurants. The village is surrounded by beautiful countryside and offers a variety of recreational spaces and RSPB Aylesbeare Common is located to one corner. The property, which is ready for immediate occupation, enjoys stunning views of the surrounding countryside and has been tastefully modernised by the present owners in recent years.

The accommodation briefly comprises a glazed entrance porch which offers plenty of space to remove coats and shoes before entering the entrance hallway. The hallway features a useful understairs storage cupboard and a ground floor cloakroom with a low level wc and wall mounted wash basin. The living room is an excellent reception space with an electric coal effect fire with a wooden mantle and marble hearth. Large glazed sliding doors with an additional window to the side provide access on to the balcony and beyond to the rear gardens and offer a delightful outlook towards the surrounding countryside. The dining room is another great reception space, which also offers access to the balcony and rear gardens via glazed sliding doors and enjoys a similar outlook. The kitchen offers a great range of cream fronted base and wall mounted units with wood block worksurfaces and herringbone pattern flooring. There is an integral rangemaster cooker with a five ring gas hob above and space for further appliances.

The first floor offers three bedrooms, a family bathroom and a useful airing cupboard. Bedroom 1 is a generously sized double room which overlooks the front gardens. Bedrooms 2 and 3 are well proportioned double and single bedrooms respectively and both offer panoramic views of the surrounding countryside that neighbours the village. The family bathroom comprises a modern white suite including a panelled bath with an attractive tiled surround and a thermostatic shower unit over, a wash basin with fitted storage below, and a low level wc with a concealed cistern.

The property is approached over a concrete path which bisects an are of lawn to each side. The front gardens are enclosed by a tall picket fence and there is an enlarge terrace space close to the front of the property that provides a private area to sit and enjoy the evening sun. A path to the left hand connects to the rear gardens. The rear gardens are terraced with a delightful balcony space that provides a perfect area for sitting out and enjoying the wonderful outlook and a lawn below. There is a single garage with aluminium up and over door in a nearby block with additional parking for one vehicle in front.

A lovely home with a stunning outlook. Early inspection recommended.

VIEWINGS By prior appointment with Redferns on 01395 512 544

SERVICES We understand all mains services are connected

OUTGOINGS Council Tax Band D

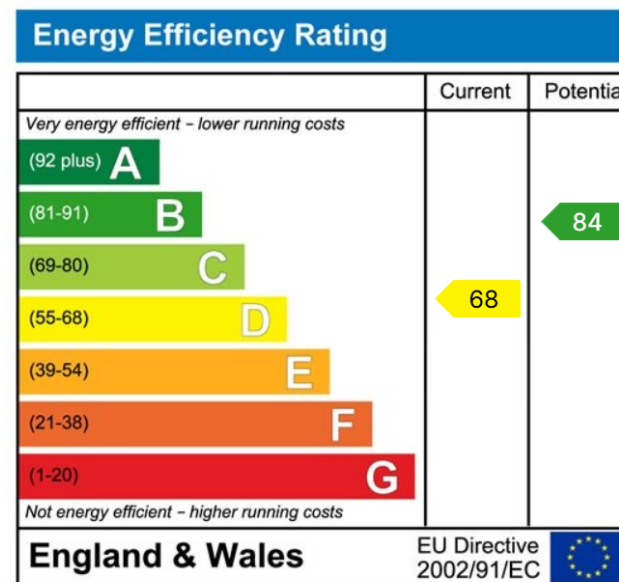
TENURE Freehold

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





- Porch and Entrance Hallway
- Dining Room
- Three First Floor Bedrooms
- Balcony and Lawned Rear Gardens
- No Onward Chain
- Living Room
- Kitchen
- Modern Family Bathroom and Ground Floor Cloakroom
- Garage en bloc and Allocated Parking
- Energy Rating D



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