



HARRISON
LAVERS &
POTBURY'S

Culgaith
High Street
Newton Poppleford
Sidmouth
EX10 0DW

£325,000 FREEHOLD

A three bedroom, semi-detached house located at the heart of this East Devon Village with three double bedrooms, off-road parking and a stunning rear garden.

Presented well throughout, this semi-detached house has gas central heating and double glazing. In summary the accommodation comprises sitting room with south facing aspect, kitchen fitted with a good range of units to include a built-in oven, five ring gas hob and fridge and space for a washing machine. A separate dining room has patio doors to the rear garden and a partially double glazed roof.

On the first floor are three double bedrooms, all with built-in wardrobes, two to the front facing south aspect and one having a fine view over the rear garden. The bathroom is fitted with a white suite and has a separate shower cubicle with mains shower. On the landing, a linen cupboard has a radiator and a loft hatch gives access to a boarded loft space.

To the side of the house, a driveway provides off-road parking that the current owners use for a campervan and car. To the rear of the house is a beautifully arranged garden comprising lawn, flowerbeds, borders, vegetable plots, a green house, summerhouse with adjacent patio and pergola and further seating areas.





In addition, a large workshop/utility measures 6.6m x 2m, has two double glazed windows, power and light. The summerhouse measures 2.3m x 1.85m and also has power and light.

Newton Poppleford lies within East Devon's National Landscape in The Otter Valley and as such is on the doorstep of some wonderful countryside walks, in particular along the River Otter towards Otterton and Budleigh Salterton. The village itself is well placed for those looking to commute to the surrounding area, in particular 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.

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

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available in the area with estimated download speeds of up to 1800 mbps. Good outdoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom - August 2026.

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

EPC: TBA

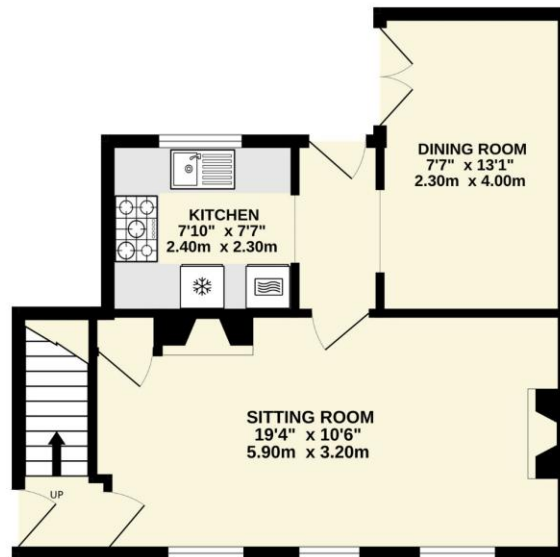
POSSESSION Vacant possession on completion.

REF: DHS02716

VIEWING Strictly by appointment with the agents.



GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 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.
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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

