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3 Barton Paddocks, Tipton St. John, EX10 0AD

Guide Price £315,000

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This charming terrace home has been thoroughly modernised by the present owners and is offered for sale in excellent condition throughout. Works include updating of the kitchen and bathroom, and a new boiler and associated plumbing that was installed within the last three years. The property occupies a convenient and central position within this popular East Devon Village, moments away from a selection of useful amenities that include a renowned public house, primary school, village shop, church, and a recreational park and playing fields. There are picturesque riverside walks and beautiful countryside within a few minutes' walk, and the village is equidistant from the traditional market town of Ottery St Mary and the Regency coastal town of Sidmouth where further useful amenities are available.

The accommodation briefly comprises a uPVC obscured glazed front door which opens onto an entrance porch that offers a comfortable amount of space to remove coats and shoes before entering the living space. The living/dining room is a pleasant, dual aspect reception space with a large picture window overlooking the front gardens and a window to the rear that overlooks the conservatory and rear gardens beyond. The living area features a coal effect gas fire with a marble surround and hearth and wooden mantle, and a useful understairs storage cupboard. There is plenty of room for a good sized dining suite at the rear of the room, which has now been partially opened into the adjoining kitchen area. Remodelling this space has created the perfect set up for modern family living, creating a blend of both a kitchen/dining and a larger living space. The kitchen has been updated in recent years and fitted to an excellent standard. There is an great range of white fronted base and wall mounted units with marble effect worksurfaces and matching upstands. The units are complemented by a selection of integrated appliances and a stylish porcelain sink and draining unit. A partly glazed uPVC door opens from the rear of the kitchen into the conservatory. The conservatory is another delightful reception space with tiled flooring and French doors that open onto the southerly facing courtyard garden.

The first floor (and stairs) have recently been re-carpeted, which encourage a bright and airy feel. Bedrooms 1 and 2 are both spacious double bedrooms, each with fitted storage and large windows that overlook the front and rear respectively. In particular, the view to the rear enjoys vistas over the village towards the surrounding countryside. Bedroom 3 is a single bedroom that is presently used as a dressing room, and also enjoys an outlook towards the front. The family bathroom has also been updated in recent years and comprises a modern white suite that includes a panelled bath with a thermostatic shower unit over, a pedestal wash basin, a low level wc, and a radiator, all with an attractive tiled surround.

Steps rise towards the front of the property and the adjoining terrace. A low lying brick wall with a selection of shrubs shelter the front garden, where a pleasant sitting area has been created to the left hand side of the front door. The rear garden are fully enclosed, private space that enjoys a southerly orientation. A paved patio with a few gravelled borders makes this space easy to maintain, and the present owners have added a selection of planted pots and containers to add colour and interest. There is a timber gate to the rear, and the garage that belongs to the property is located in a block only a few steps from the rear. Further parking easily available in the road leading to the garage or the street to the front of the property.

A well loved home in a popular village location, early inspection recommended.

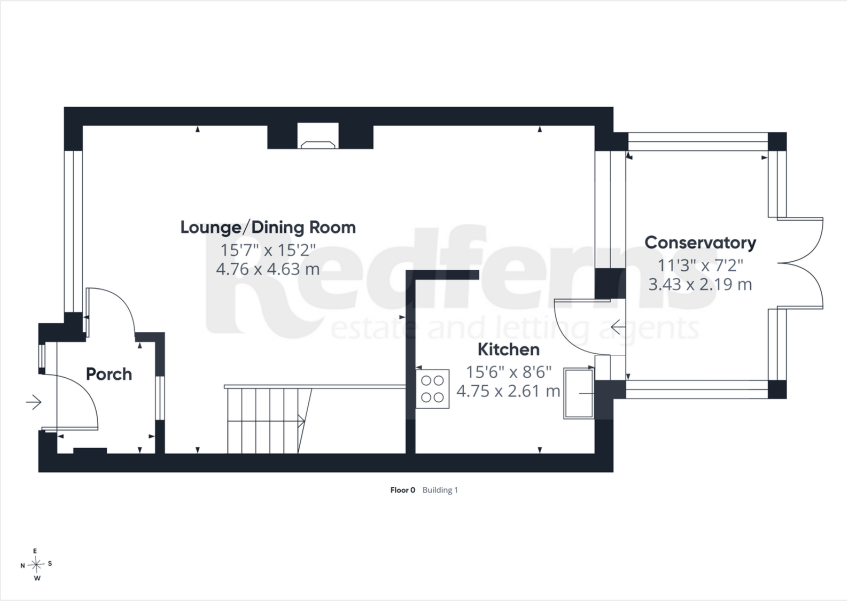
VIEWINGS By prior appointment with Redferns on 01395 512544

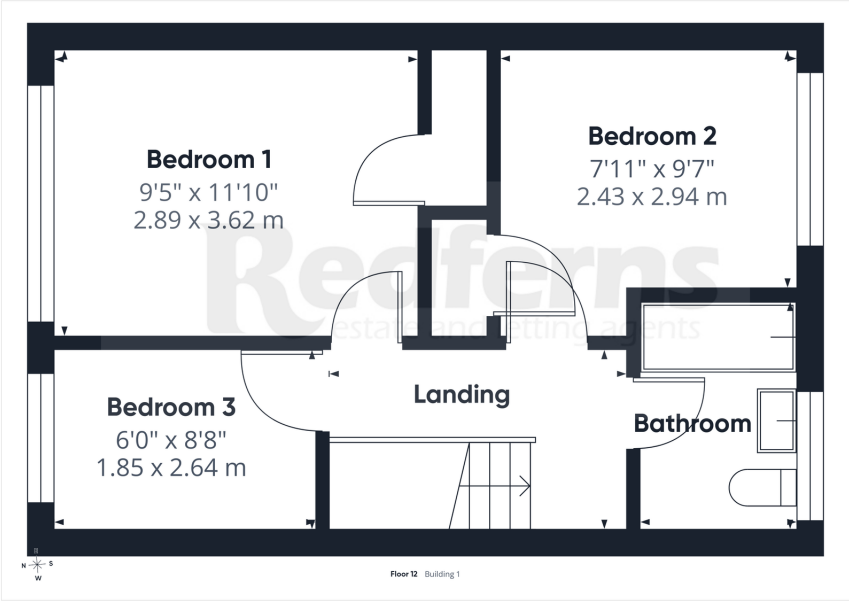






- Entrance Porch
- Living/Dining Room
- Modern Fitted Kitchen
- Conservatory
- Three Bedrooms
- Luxurious Family Bathroom
- Southerly Facing Courtyard Rear Garden
- Garage and Flexibile On Street Parking
- Central Village Location
- Energy Rating D





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