



Lark Rise, Newton Poppleford, Sidmouth, EX10 0DH

Guide Price £350,000, Council Tax: D

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This excellent bungalow sits towards the head of a peaceful cul de sac and is presented in superb order throughout. The property is situated in the popular East Devon Village of Newton Poppleford which offers 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 accommodation comprises a partly glazed uPVC front door with a glazed panel to one side which opens on to a welcoming entrance hallway with a useful storage cupboard. The living/dining room is a pleasant reception space with an attractive electric coal effect fireplace with a composite surround, heart and mantle. Glazed sliding doors and a large window to the side look out from the sitting room on to an adjoining conservatory and the rear gardens beyond. The conservatory provides direct access to the gardens and provides another excellent space to sit and relax. The kitchen has recently been refitted with an extensive range of stylish base and wall mounted units with marble effect worksurfaces and tiled splashbacks. There is a selection of integral appliances and a window that overlooks the front.

Bedroom 1 is a comfortably sized double bedroom with a great range of fitted wardrobes and a large window that overlooks the rear gardens. Bedroom 2 is a smaller double room that overlooks the front. The bathroom comprises a fully tiled suite which includes a panelled bath with a thermostatic shower above, a wash basin with storage below, a low level wc, bidet, and a large heated towel rail.

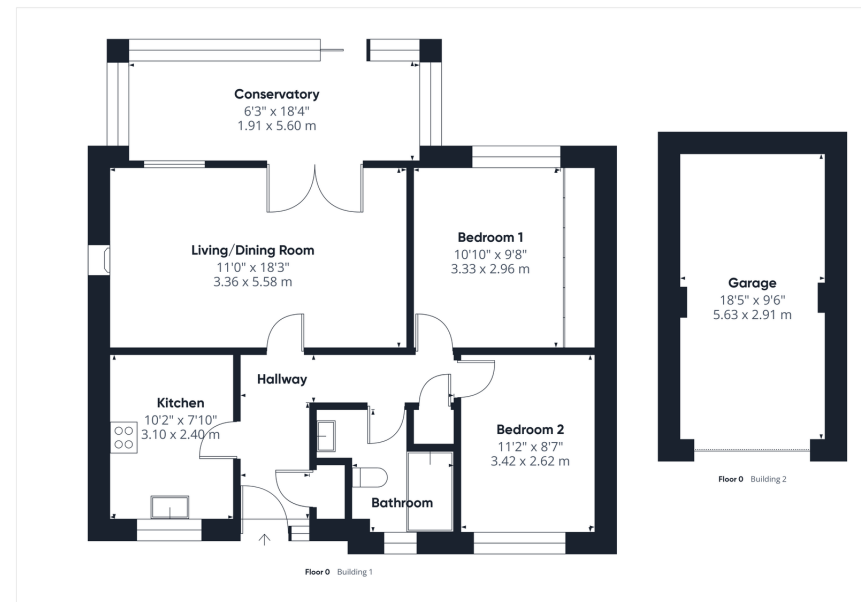
The property is approached over a short paved path leading to the front door. The front garden offers a small area of lawn with neatly gravelled edges and a selection of plants to provide colour and interest. The driveway, which is partially shared with one neighbouring property, lies to the right hand side of the property and leads towards a detached single garage with an electric up and over door. The driveway will accommodate off road parking for one vehicle. Additional, unrestricted, parking is freely available within the cul de sac. An iron gate to the rear of the driveway provides access in to the rear gardens. The rear gardens offer a selection of lawn and patio, ideal for sitting out and entertaining. The gardens, which are also kept to an excellent standard, are interspersed with a variety of plants and shrubs to offer privacy and compliment the space available.

A wonderful home, ready for immediate occupation. Early inspection recommended.





- Entrance Hallway
- Living/Dining Room
- Conservatory
- Modern Fitted Kitchen
- Two Bedrooms
- Luxurious Bathroom
- Superbly Tended Front and Rear Gardens
- Garage and Driveway Parking
- Energy Rating TBC



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