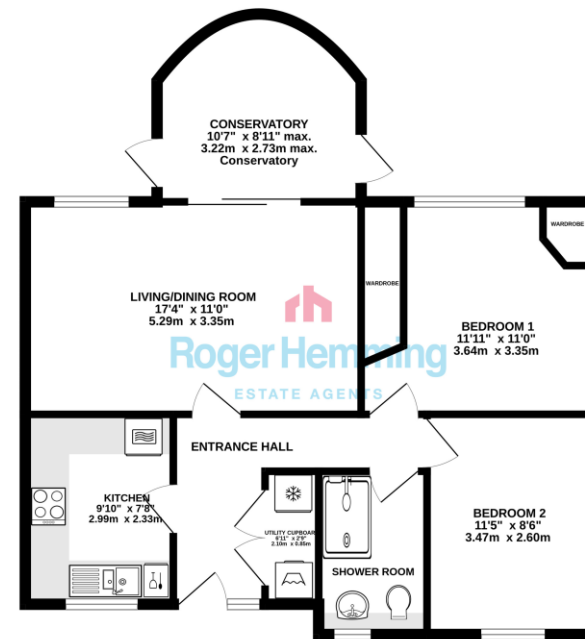


GROUND FLOOR
723 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 723 sq.ft. (67.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of walls, windows, doors 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 service, accuracy and any other details shown here are based on the information provided to us by the seller. Made with Hemmap 02023

LOCATION

Newton Poppleford is a popular village situated on the A3052 road between Exeter and Sidmouth. It lies on the west side of the River Otter in the East Devon AONB. The impressive St Luke's Church was founded in 1331, although the current building dates from 1897. The name Newton Poppleford means "The New Town by the Pebble Ford". It was originally settled by the Saxons and founded as a "new town" in the 13th century by the Lord of the Manor of Aylesbeare.



FIND OUT MORE

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To see more details on this and all our homes go to
www.rogerhemming.co.uk



45 LARK RISE NEWTON POPPLEFORD EX10 0DH

This is a very special 2 bedroom detached bungalow in a prime village location. It's been meticulously maintained and it has a new kitchen and shower room, a new combi-boiler, fitted wardrobes and south-facing low-maintenance gardens with a conservatory.

£400,000

freehold

TYPE
Detached Bungalow

BEDROOMS
2

RECEPTION ROOMS
1

BATHROOMS
New Shower Room

OUTSIDE
Gardens & Conservatory

PARKING
Garage & Driveway

HEATING
Gas Central Heating,
uPVC Double-Glazing

ENERGY RATING
tbc



ROGER HEMMING'S VIEW...

Offering truly immaculate accommodation with two double bedrooms, this is a wonderful detached bungalow and it occupies a tucked-away spot at the foot of a quiet cul-de-sac. The living space has been carefully improved by the present owners and it's decorated in soft neutral tones throughout. The bungalow has a smart new kitchen with an integral oven & hob and there's plenty of working and storage space. The property also has an attractive newly fitted shower room and an upgraded gas central-heating system with a new combi-boiler. Another unique feature is the handy utility cupboard in the entrance hall, which has space for additional appliances. Overlooking the rear garden is a comfortable living-dining room with a contemporary feature fireplace and there are patio doors leading through to a useful south-west facing conservatory. The master bedroom has quality fitted wardrobes, whilst the second bedroom is currently used as a study.

"We absolutely love this bungalow and we're sure you will too. There's nothing not to like! The garden is perfect for barbecues and summer socialising, it was so much bigger than we expected, but it's great that it doesn't need a lot of maintenance."

WHAT THE AGENT SAYS...

OUTSIDE

45 Lark Rise has well-proportioned front and rear gardens with established flower beds and an extensive and sunny patio area. To the side of the bungalow is a single garage with driveway parking and the two sheds are also included in the sale.

Newton Poppleford has excellent lines of communication and it's a ten minute drive to the popular seaside resort of Sidmouth. The A3052 also links the village to Junction 29 of the M5 Motorway at Exeter. Both Honiton and Whimple have railway stations with regular services to London Waterloo and Exeter. There's an international airport at Exeter with regional and continental scheduled air services.