

SOUTHGATE

ESTATES



37 Lark Rise, Newton Poppleford,
Devon, EX10 0DH

£430,000



Three Bedrooms,
Detached Bungalow, No Onward Chain,
Double Garage & Driveway,
Enclosed Garden, Popular Location

A well-proportioned detached bungalow offered with no onward chain in the excellent area of Newton Poppleford. The bungalow boasts a large double garage with power and lighting, a driveway to the front and an enclosed rear garden. The internal accommodation briefly consists of an entrance porch and hallway, a generous living room, dining room, conservatory and kitchen, as well as three double bedrooms, a shower room and additional cloakroom.

The convenient location enjoys a number of amenities nearby including a village store & post office, a pub and restaurant, a primary school and a parish church. The coastal town of Sidmouth is also close by and is a popular spot for locals and tourists, with a variety of restaurants, cafes and high street shops.





Accommodation The front door opens into the entrance porch and hallway which provides access to each of the internal rooms and benefits from a built-in storage cupboard, along with a door to the garden. The first door you come to opens to the spacious living room which is complemented by a box bay window to the front aspect, a feature fireplace and sliding doors into the dining room. This reception room offers ample space for a dining table and chairs and includes a service hatch into the kitchen and sliding doors out to the conservatory. Boasting doors leading directly out to the garden, the conservatory provides a pleasant space for seating and also incorporates windows to three aspects allowing a good-degree of natural light. The kitchen contains a range of matching wall and base units with fitted worktops, a tiled splashback and a 1.5 bowl ceramic sink and drainer unit with a mixer tap over. Integrated appliances include a double eye-level oven with a separate gas hob, plus space is available for a washing machine, a fridge and a dishwasher. The boiler is also located here, along with a window to the rear aspect. The three double bedrooms are all good sizes and each feature built-in storage and windows to either the front or rear aspects. Lastly, there is a shower room with a vanity wash basin, a low-level WC and shower cubicle, as well as an additional cloakroom including a vanity wash basin and a low-level WC, both rooms benefitting from windows to the rear aspect.

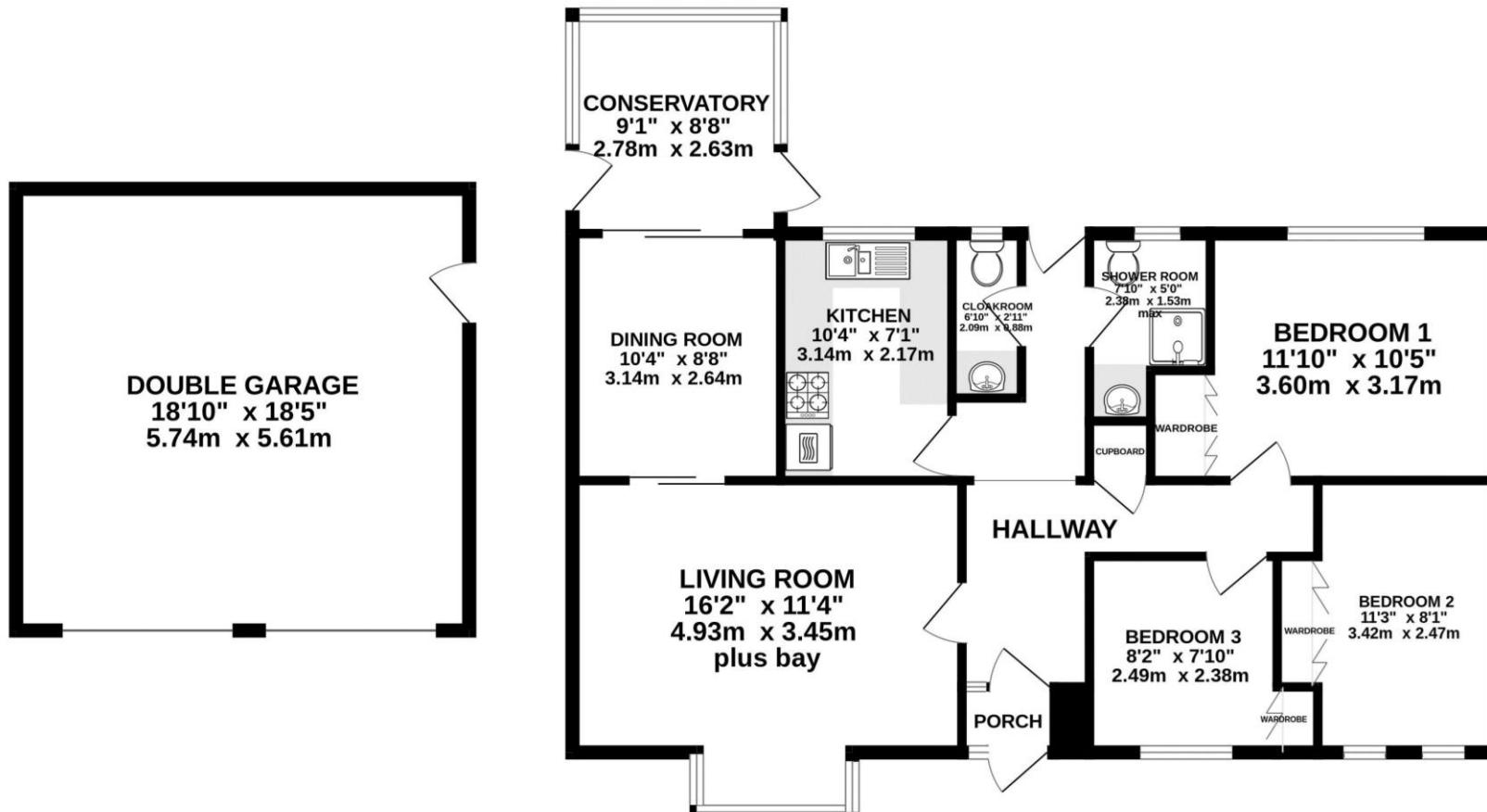


Garden, Garage & Parking Doors open out to a sizeable enclosed rear garden which is mainly laid to patio, offering an ideal space for outdoor seating and entertainment. There is also an area of gravel with a greenhouse to the side and a gate with access to the front.

The property has the advantage of a large double garage which is serviced by power and lighting allowing room for parking or extra storage space. Two separate up and over doors lead out to the driveway at the front of the property where further off-road parking is provided.

Property Information Tenure: Freehold. Council Tax Band: E.





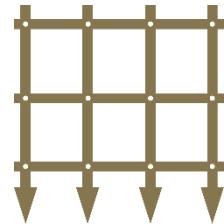
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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