



**Description**

A charming Grade II Listed two bedroom thatched cottage situated in the highly sought after village of Newton Poppleford. Offering two double bedrooms – one with en-suite WC, two reception rooms, good sized rear lawned garden with useful outbuildings and parking accessed via a shared driveway, the property is likely to appeal to both owner/occupiers and also the residential/holiday lettings investors.

**Situated**

The village of Newton Poppleford is readily commutable to the M5, nearby seaside towns and beaches of Sidmouth and Exmouth, Exeter city centre and its mainline railway stations and airport. Village amenities include a well-regarded primary school, church, post office/village store, public house, takeaway, hairdressers and playing fields, along with river side and rural walks.

**Ground Floor**

Sitting room, dining room, kitchen and bathroom.

**First Floor**

Landing, bedroom one, bedroom two with en-suite WC.

**Outside**

Walled frontage with the main lawned and private back garden area being a particular feature of the property, bordered by a

stream to the rear boundary, offering a range of useful outbuildings and on drive parking accessed via a shared driveway.

**Viewings**

Strictly by prior appointment with Fulfords Exmouth 01395 273757. General enquiries Countrywide Property Auctions 01395 275691.



**Note**

Cash purchasers only due to the single skin extension to the rear of the property comprising the kitchen and ground floor bathroom. The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved.

