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Blackberry Cottage, High St, Newton Poppleford, Sidmouth, Devon EX10 0DU  
\*GUIDE PRICE £125,000+



A vacant freehold two bedroom single storey barn conversion with allocated parking set in the popular village of Newton Poppleford.

#### DESCRIPTION

A freehold single storey two bedroom mid terrace barn conversion, enjoying a pretty courtyard setting in the heart of the ever popular village of Newton Poppleford.

The property has the added benefit of two allocated parking spaces and a useful utility room accessed externally, set back from the High Street itself and conveniently situated for the local shops, facilities and amenities along with public transport links to Exeter and Sidmouth.

#### LOCATION

Newton Poppleford is a large village situated circa 11 miles from Exeter and 4 miles from the seaside town of Sidmouth. The village offers

a primary school, public house, church, post office/village store, playing field and riverside walks, being readily commutable to the M5/A30/A38 road network, mainline railway stations and in turn Exeter airport.

#### ACCOMMODATION

**Ground Floor** Covered L shape porch, entrance hall, sitting room, kitchen, master bedroom with dressing room off, second bedroom and bathroom.

**Outside** Low maintenance seating area, utility/store room accessed externally and two allocated parking spaces.

#### EPC

Energy Efficiency Rating - D

#### AUCTION VALUER

Wendy Alexander

#### VIEWING ARRANGEMENTS

Strictly by prior appointment with Fulfords Sidmouth 01395 578126. General enquiries Countrywide Property Auctions 01395 275691.

