



SOUTHGATE

ESTATES

Riverdale,
Millmoor Lane,
Newton Poppleford EX10 0EU
£475,000



Two Bedrooms, Extensive Gardens,
Ample Off-Road Parking & Garage,
No Onward Chain,
Detached Bungalow, Popular Location

A spacious two bedroom detached bungalow which has been newly refurbished throughout, located in the popular area of Newton Poppleford. The bungalow is offered with no onward chain, and boasts a generous lawned garden to the rear, along with a garage and ample off-road parking. The internal accommodation briefly consists of an entrance hallway, a spacious living room, kitchen, two double bedrooms (with a dressing room to bedroom two) and the bathroom. To the rear of the property is a multi-functional garden room, with French doors leading outside.

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. Due to the substantial plot size, there is also the potential for extension subject to the necessary planning permissions.





Accommodation The front door opens to the entrance hallway which provides access to the main rooms. The living room situated to the front is well proportioned, and enjoys a large window overlooking the front garden. The modern kitchen contains a range of matching wall and base units with fitted worktops, a tiled splashback and a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over. There is an integrated oven with an electric hob and extractor hood over, plus space for further under-counter appliances, along with a window to the side aspect, and a cupboard houses the newly fitted Glow-Worm boiler. An archway provides the kitchen with an open plan feel to the garden room which is complemented by windows to the rear and side aspects, allowing ample natural light. French doors open out to the garden.

The master bedroom benefits from a large window to the front aspect, along with a built-in wardrobe. Bedroom two also features a built-in wardrobe, along with a multi-functional space leading out to the garden, which could be used as a study, or a dressing room.

Finally, the bathroom comprises a close-coupled WC, a wash basin with a mixer tap over and a vanity unit below, plus a bath with a shower over. There is also a skylight to the rear.



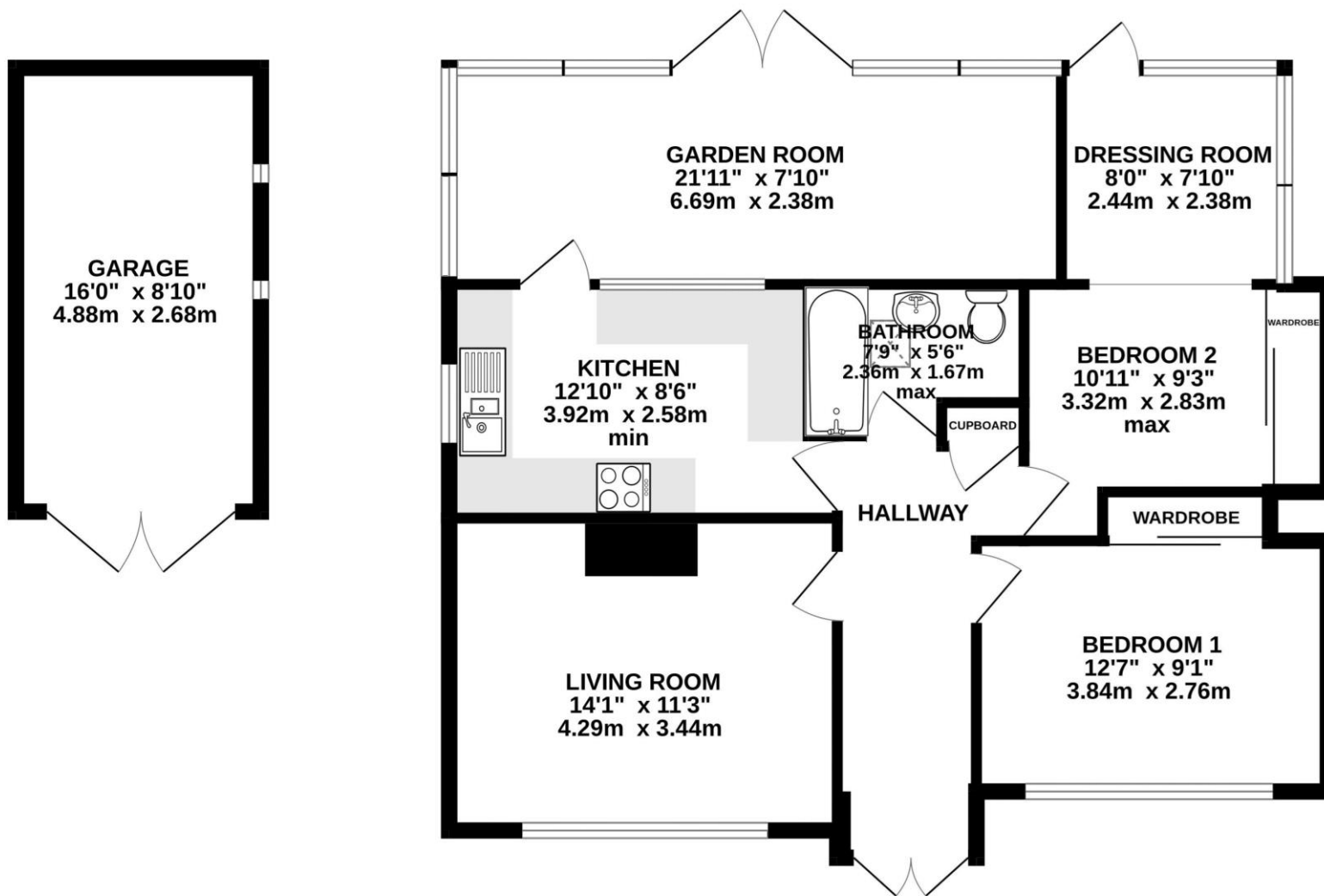
Garden Doors open out to the generously-sized rear garden which has the advantage of a patio area offering an ideal space for outdoor seating or dining. A stepped path leads to the main section of garden which is mainly laid to lawn, featuring a variety of well-established trees and shrubs. There is also a row of fruit trees displaying attractive blossom in Springtime.

Garage & Parking To the front of the property is an extensive driveway providing off-road parking for numerous vehicles. Access is provided to the side of the property to the single garage, which includes windows to the side aspect and doors opening to the front.

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







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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