



1 Hillside Bendarroch Road, Ottery St. Mary, EX11 1TT

Guide price £350,000









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- Two Bedroom Semi Detached House
- Dining Room
- Modern Shower Room
- Outbuilding With Power
- The Kings School Catchment
- Living Room
- Kitchen
- Outside W/C And Utility Room
- Good Sized Well Stocked Garden
- Devon Rule Only Able To Purchase For Those Who Have Lived Or Worked In Devon For At Least Three Years



This two-bed semi-detached property is located in rural but well-connected West Hill. It offers two good-size reception rooms, a fitted kitchen, two bedrooms with fireplaces, fitted wardrobes and a modern family bathroom with walk in shower. Outside it includes back and front gardens with a near-house patio to the rear ideal for outside dining. Located 2 miles from Ottery St Mary and within the King's Secondary School catchment the property is covered by the Devon Rule. It would make an excellent property for first time buyers or those looking to downsize to a village that offers both rural Devon charm and speedy access to the A30 and M5.

## Walkthrough

This two-bed semi-detached house is approached by a path that leads from a country road, alongside a lawned garden with areas of mature plants, beneath a pergola and around the side of the property to the front door. Heading inside, the front door opens into an entranceway with the dining room to the left, sitting room straight on through an open plan arch, and kitchen just to the right through this arch; stairs to the first floor are also to the immediate right on entering the door.

The dining room is a good-sized, well-lit room which offers plenty of space for a six-seater dining table and

additional furniture and is well-lit though triple windows opening looking out to the front garden. There is a charming feature fireplace with lintel and tiled surround.

Heading through the open plan arch to the sitting room reveals another good-size room with plenty of space for two double sofas and additional furniture set around an original brick fireplace with wooden lintel. As with the dining room, the sitting room benefits from ample natural light, in this case through quadruple, paned windows looking out over the front garden.

The kitchen, accessed through another open-plan arch

from the sitting room, is modern and fully fitted. It includes an integrated Lamona oven and microwave, integrated fridge freezer, heated hand towel rail, sink and ample worksurfaces and storage offered through high and low units. A stable door opens onto the outside space with a covered access to an outside utility room and downstairs W/C located just to the left of this door. The utility room includes plumbing and electrics for washing machine and drier and an outside toilet.

Upstairs, a landing connects two bedrooms and a family bathroom. Both bedrooms benefit from feature fireplaces, fitted storage and views out over the front



garden. The family bathroom is well presented with floor to ceiling wood-effect tiles. It includes a walk-in rainfall shower, basin, W/C and heated towel rail. There is an in-built storage cupboard.

Outside, the property benefits from front and rear gardens. The front garden is a lawned area separated from the road by a bank, with hedge and fence borders and a bed of mature plants and pergola close to the house. The rear garden includes a near house paved patio with plenty of space for a six-seat outside dining table separated from a good-size lawn by a garden fence. The lawn is bordered by fence and hedge and includes areas of raised beds, borders with mature plants, trees and leads to a greenhouse and outbuilding with electricity supply. Behind the garden

the view is a pleasing vista of shrubs and mature trees.

The property is on mains gas central heating, mains water, electric and sewerage. Parking for multiple cars is available on the country road outside the property. The property is covered by the Devon Rule which means that it is only applicable for purchase for those who have lived or worked in Devon for at least three years.





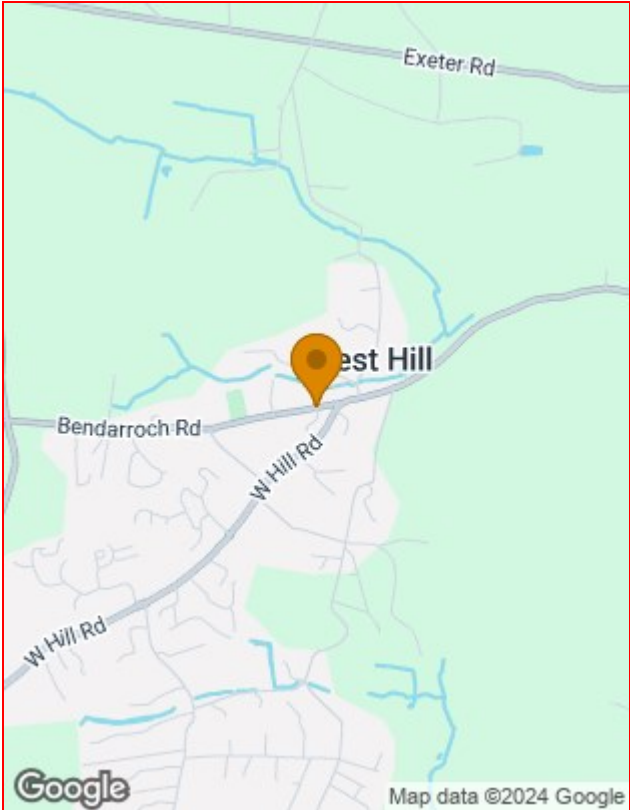




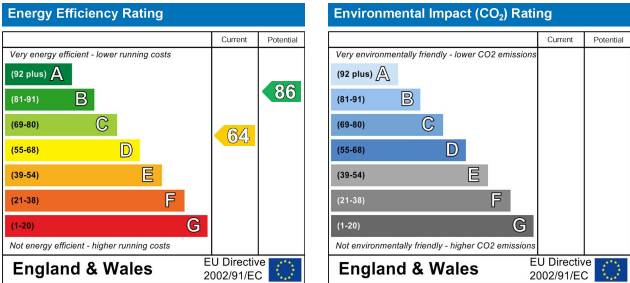
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Dunford-Brown Residential Office on 01884 824 888 if you wish to arrange a viewing appointment for this property or require further information.

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