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1 St. Michaels Close, Church Hill,
Otterton, Budleigh Salterton, EX9 7HU

GUIDE PRICE

£275,000

TENURE Leasehold



A Grade II Listed End Of Terrace Cottage Enjoying An Envious Village Setting Close To The Church And Primary School

Reception Hall * Kitchen * Good Size Living Room * Two First Floor Double Bedrooms * Bathroom/Wc * Sealed Unit Double Glazed Windows Electric Heating With Modern Boiler * Attractive Front Garden Long Rear Garden With Garden Store * No Ongoing Chain

1 St. Michaels Close, Church Hill, Otterton, Budleigh Salterton, EX9 7HU

LOCATION: The village of Otterton is located on the East bank of the River Otter, east of the B3178 road and the Village of East Budleigh. The village is the home of Otter Mill, a water mill and craft centre, in addition with village also offers a good public house and primary school. There are local buses in the area and the larger coastal towns of Budleigh Salterton, Sidmouth and Exmouth, are close-by.

THE ACCOMMODATION COMPRISES: Glazed panel front door giving access to:

RECEPTION HALL: Tiled floor, radiator, stairs to first floor landing with useful understairs cupboard.

LIVING ROOM: 5.03m x 3.15m (16'6" x 10'4") A bright spacious room with chimney recess with tiled hearth, TV point, radiator, cupboard housing meters, sealed unit double glazed window overlooking the rear garden with deep window sill and part glazed door with patterned glass giving access to the rear garden.

KITCHEN: 3.05m x 2.57m (10'0" x 8'5") Fitted range of patterned worktops with tiled surrounds, cupboards, drawer units and appliance space beneath worktops, electric cooker point, radiator, sealed unit double glazed window to front aspect with deep window sill.

FIRST FLOOR LANDING: Access to roof space.

BEDROOM 1: 4.11m x 2.92m (13'6" x 9'7") A good size main bedroom with sealed unit double glazed window with deep window sill to front aspect, enjoying a lovely rural outlook towards the church, wall memorial and beyond. Good size cupboard.

BEDROOM 2: 2.72m x 2.62m (8'11" x 8'7") Wood laminate flooring, cupboard housing the water tank and electric boiler, storage cupboard over, radiator, sealed unit double glazed window with deep window sill to rear aspect, again enjoying a pleasant open rural outlook.

BATHROOM/WC: 2.29m x 1.7m (7'6" x 5'7") Bath with tiled surrounds with shower unit over, shower curtain and rail, pedestal wash hand basin with tiled splashback and mirror fronted medicine cabinet over, WC, radiator, sealed unit double glazed unit with patterned glass, deep window sill.

OUTSIDE: Enjoying a peaceful Village setting, the property enjoys an attractive front garden providing lovely seating area overlooking the church. Side gate and pathway gives access through to the rear garden. The rear garden is a lovely feature of the property, generous in size, level, laid to lawn with pathway and seating area. Pathway to the rear of the property provides right of way to the neighbouring cottage. Outside GARDEN STORE: 1.83m x 0.76m (6'0" x 2'6").

AGENTS NOTE: The property is subject to a Section 157 of the Housing Act 1985, which means that in order to purchase the property you must have lived or worked in Devon for three years prior to purchase. The property is leasehold, held on a 999 year lease from March 1959 with the Freeholders being East Devon District Council.

DIRECTIONS: From Budleigh Salterton head North onto the East Budleigh Road, B3178. Continue on the main road through East Budleigh turning right at the signpost for Otterton. When entering the village turn right immediately just past Otter Mill onto Church Hill, which is also signposted to the school. The property is found set back on the left hand side behind the War Memorial close to the church.

FLOOR PLAN:



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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