



Trembraze



Trembraze

Alfington, Ottery St. Mary, Devon, EX11 1PE

Ottery St Mary: 2 miles Honiton: 3.7 miles Sidmouth: 8 miles

Three bedroom detached bungalow with large basement/work shop, landscaped gardens, garage and driveway parking.

- Detached bungalow
- Sun Lounge with Views
- Large basement/work shop
- Freehold
- Modern fitted kitchen
- Countryside location
- Block paved driveway parking
- Council Tax Band E

Guide Price £530,000

SITUATION

Positioned in a tucked away location on the edge of the small village of Alfington, the property is well placed for access to the B3177, which links to the A30 and Ottery St Mary, along with a regular bus service.

Alfington has a church and a small village hall, whilst Ottery St Mary, home to the well-respected King's School, has a host of independent shops, pubs, restaurants, a large Sainsbury store, a sports and leisure centre and a doctors surgery.

Honiton offers a wider selection of shops and facilities, as well as a train station on the Exeter to London Waterloo line. The Cathedral City of Exeter lies some 14 miles to the West. The coast at Sidmouth, a World Heritage site, is to the South.



DESCRIPTION

Trembraze is a delightful, well presented brick and render detached bungalow with a tiled roof which has been considerably improved by the current vendors. The property offers spacious accommodation with a useful porch leading through to the entrance hallway. The master bedroom is an excellent size and has a walk-in dressing room and high specification wet room, there is a further double bedroom on the ground floor and the family bathroom with Jacuzzi bath, separate shower and WC.

The kitchen/dining room is a real feature of this property having been recently updated to provide good quality kitchen units with work top over, there is space for a variety of appliances, to include an integrated fridge/freezer and Neff oven with induction hob. There is also a separate Neff microwave oven and grill. The dining room offers space for a table and chairs, and has an attractive feature fireplace with wood burner, from here there is a staircase with glass panel balustrades leading to bedroom three. The living room is a light and spacious room, being triple aspect with French doors leading to the gardens and lovely countryside views.

OUTSIDE

The property has a brick paved driveway offering ample parking and leading to the large detached garage. The garage houses the boiler and has light and power with a personal door to the garden. The front garden is laid to lawn with well stocked flower beds and a variety of established plants and shrubs.

The rear garden is predominantly laid to lawn with a decked area from the living room to enjoy the countryside outlook. There is a vegetable patch and greenhouse. There is also a shed and summerhouse, both with power and light.

Beneath the property is a large basement, accessed from the rear garden and spanning the width of the property. It is currently used a workshop.

SERVICES

Mains electricity, and water. Drainage via a Septic tank (untested). The property benefits from oil fired central heating.

There has been a previously planning application which has now lapsed, and further details can be found on the East Devon planning portal.

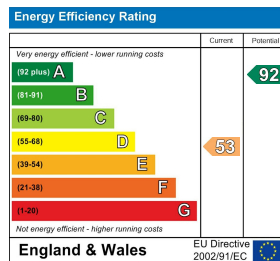
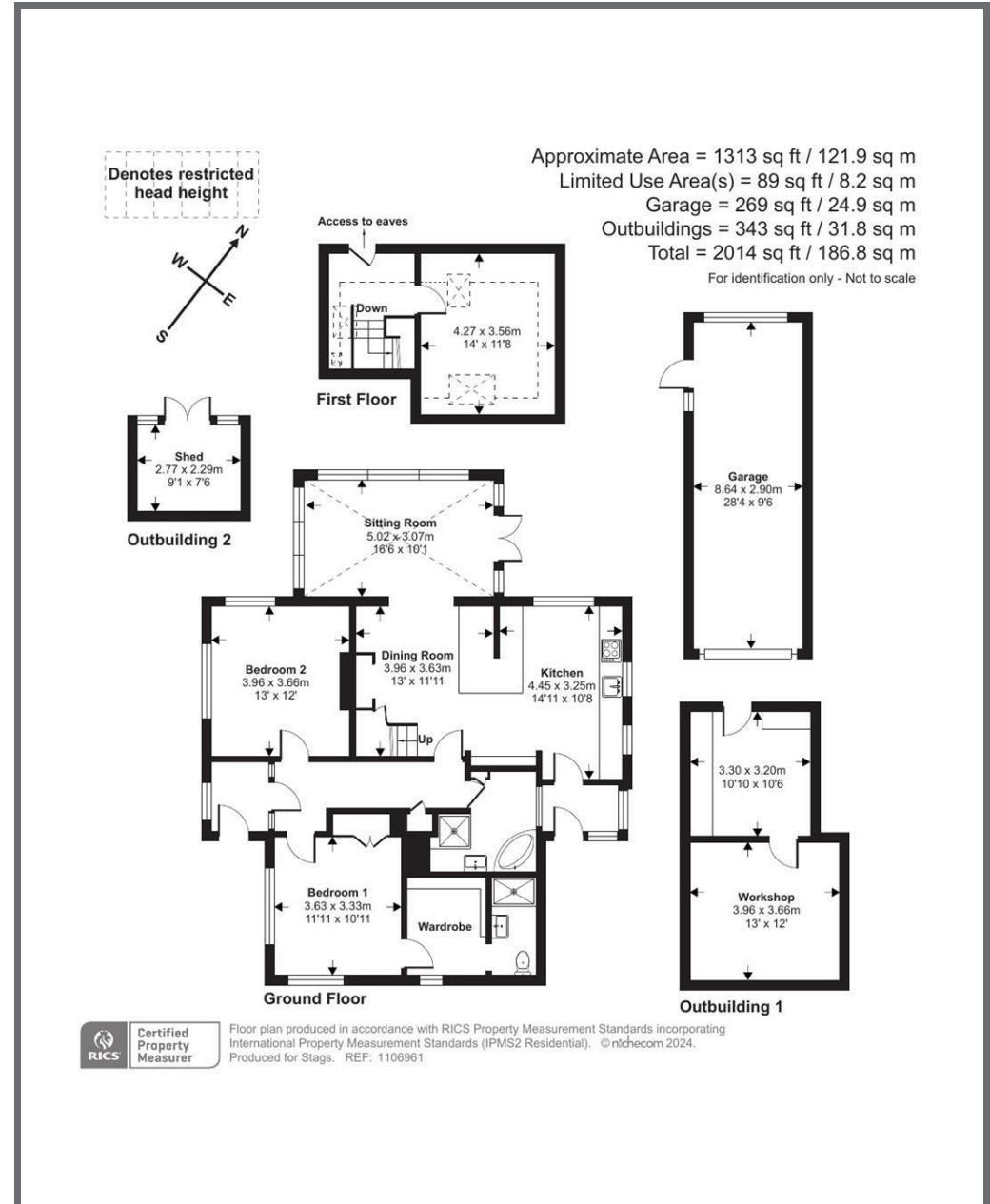
This property has the benefit of standard broadband. (Ofcom) EE, Vodafone and o2 mobile phone signal available.

DIRECTIONS

As you reach Alington, head into the village and just before Rock Farm, turn, right and then the first left into Church Lane, continue along and the property will be located towards the end of the lane on your right.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Bank House, 66 High Street,
 Honiton, Devon, EX14 1PS

honiton@stags.co.uk

01404 45885