



Sheepscombe,



Sheepscombe,

28 Bell Street, Otterton, Devon EX9 7HS

Budleigh Salterton: 2.9 miles Exeter: 12.3 miles Honiton: 13.4 miles

An immaculately presented detached home with double garage, landscaped gardens and countryside views. EPC D

- Detached House
- Conservatory
- Double garage
- Woodburning stove
- Freehold
- Three bedrooms
- Landscaped gardens
- Driveway
- Village location
- Council Tax Band F

Guide Price £825,000

SITUATION

Otterton is a delightful and historic village, nestling in the beautiful East Devon countryside between Sidmouth and Budleigh Salterton. The village offers a range of facilities including primary school, church, village hall, community shop along with the renowned Kings Arms public house and popular Otterton Mill which houses a Craft Centre, Bakery & Restaurant. There is a regular bus service from the village to Sidmouth, Budleigh Salterton and Exmouth. The world heritage Jurassic coastline lies within half mile of the village and the nature reserve at the mouth of the River Otter, famous for its wide variety of bird life, is only about a mile away.

The cathedral city of Exeter is an easy commute to the west and offers a wide range of facilities, rail links on the Paddington and Waterloo lines, access to the M5 at Junction 30 and Exeter International Airport.



DESCRIPTION

Sheepscombe is a brick built detached property under a tiled roof with an upside down configuration and versatile accommodation throughout.

On the ground floor there is an entrance porch leading to the hallway with stairs rising to the first floor and internal access to the double garage. There are two bedrooms on this level, both with fitted wardrobes. A bathroom with white suite comprising panel bath, shower cubicle, wash hand basin and WC serves this floor. There is also a handy utility room on the ground floor.

On the first floor is the living accommodation and master bedroom. The sitting room is a spacious reception space with feature brick fireplace housing a woodburning stove with wooden beam over. The dual aspect room has a large picture window to the front and has sliding doors out to the conservatory. The beautiful rear gardens can truly be enjoyed from the conservatory, providing another seating area, along with doors out to the patio. The modern kitchen is fitted with a range of shaker-style cabinets and integrated appliances including double electric oven, hob, dishwasher and fridge/freezer. The rural outlook can be enjoyed from the kitchen breakfast bar. A door from the kitchen leads to the dining room, providing further reception space. The master bedroom is located on this floor, with ensuite shower room and walk-in wardrobe.

OUTSIDE

The beautiful rear gardens have been well cared for by the current owners, with different areas to enjoy. There is a patio seating area, perfect for outdoor dining, while a few steps lead up to a raised lawn area and pathway which leads round to a pond. The south-facing garden is mainly laid to lawn, with some raised beds and bordered by some lovely mature shrubs and climbers. The gardens extend to the front of the property, with lawn either side of the driveway leading to the property. To one side, there is an abundant flower bed nestled amongst some larger bushes. To the other side is a greenhouse and vegetable patch, and beyond step leads round the side of the house allowing access to the rear garden.

There is an integral double garage with electric door and long front drive with turning space and ample parking for several vehicles.

SERVICES

Mains water (metered), drainage and electricity. Oil-fired central heating, with oil boiler replaced in late 2018.

Standard, superfast and ultrafast broadband available at this property (Ofcom). Mobile coverage available outside with EE, O2, Three and Vodafone.

DIRECTIONS

As you enter Otterton, continue past Otterton Mill for just over 1/4 mile and turn right onto Bell Street signposted Ladram Bay. Sheepscombe can be found on the right hand side.



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.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 64 | 74 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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Approximate Area = 1878 sq ft / 174.5 sq m
 Garage = 305 sq ft / 28.3 sq m
 Total = 2183 sq ft / 202.8 sq m

For identification only - Not to scale

First Floor

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1131149