



57 Mill Street, Ottery St Mary

Guide Price £185,000

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A deceptively spacious cottage recently decorated and carpeted in light neutral colours throughout with well-proportioned accommodation briefly comprising; reception hall leading to the sitting room with attractive oak flooring and a spacious kitchen/dining room which is well-appointed with a range of traditional oak effect cupboards and drawers at both base and eye level whilst integrating an oven, gas hob and room for further modern appliances. The granite effect worktops provide plenty of room for food preparation and a rear lobby provides further storage and appliance space with power and water. The ground floor shower room has been recently updated with a stylish modern white suite.

On the first floor are two bedrooms and a study/nursery. The master bedroom has fitted wardrobes and a pleasant garden outlook.

The house also benefits from gas central heating and uPVC double glazing throughout. Neighbouring properties demonstrate the potential to convert the large loft space or to extend to the rear of the property above the shower room (subject to planning regulations) if ever required. The rear garden is a lovely size and enjoys a southerly aspect to take advantage of the sun throughout the day. There is an expanse of lawn and a patio and decking area to enjoy outdoor dining/entertaining in the summer months.

Parking is available in the local council car park situated within walking distance (parking fees apply - contact East Devon District council for further information)

Ottery St Mary is one of the most pleasant and friendly small towns in East Devon with many amenities, shops, pubs, churches, good schools, medical centre, recreational activities, sports centre and bus services. Although surrounded by beautiful open countryside it is particularly accessible; within 6 miles of the coast at Sidmouth, Exeter 10 miles (M5 junctions) with the new A30 dual carriageway giving swift access and Honiton 6 miles with further shops, amenities and mainline station (Waterloo-Exeter).

SERVICES We understand all mains services are connected.

OUTGOINGS Council Tax Band B (as per Gov.UK Website at the date of first listing)

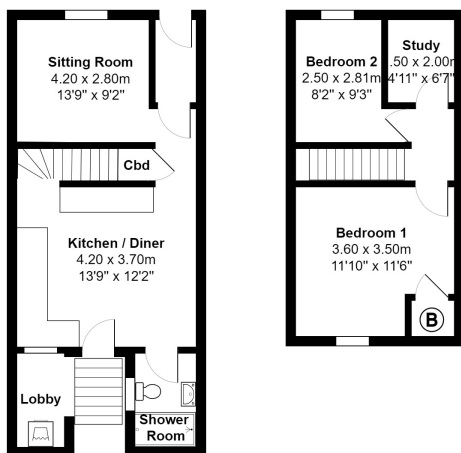
MOBILE AND BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use this link checker.ofcom.org.uk

AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence





- A well presented mid terrace house
- Reception hall leading to the sitting room
- Ground floor shower room
- The master bedroom has fitted wardrobes
- Lovely sized south facing rear garden
- Within easy walking distance of the local amenities
- Spacious kitchen/dining room
- Two bedrooms and a study/nursery
- Gas central heating and uPVC double glazing
- No onward chain



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

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