



Sandhill Street, Ottery St Mary

Guide Price £225,000

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This cozy abode has an efficiently planned layout with two bedrooms and one bathroom. The property presents the potential for a comfortable lifestyle with a utility room and spacious separate room on the ground floor, perfect for setting up a home office or study space. Also on the ground floor, you'll find a practical kitchen equipped with a stove.

The first floor houses the bedrooms, the neat bathroom, equipped with a bath, is also situated on this floor. This house combines function and comfort, making it an ideal choice for first-time buyers or those looking to downsize.

The property benefits from a gas central heating system and the property has Upvc double glazing throughout.

Outside, there is an integral small garage/workshop (8.35 x 2.16 narrowing to 1.97) with light and power. There is a pedestrian right of way through the garage for the neighbour. Steps lead up to the front door and a path continues to a very useful utility room offering additional storage and appliance space and a door leads to the garden which offers views over the town to the hillside beyond.

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

TENURE Freehold

SERVICES We understand all main 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](https://www.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



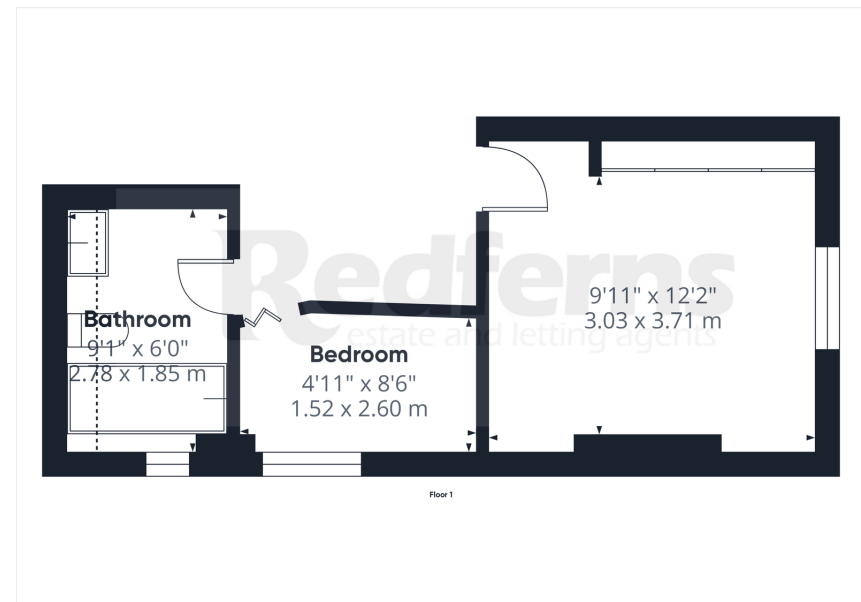
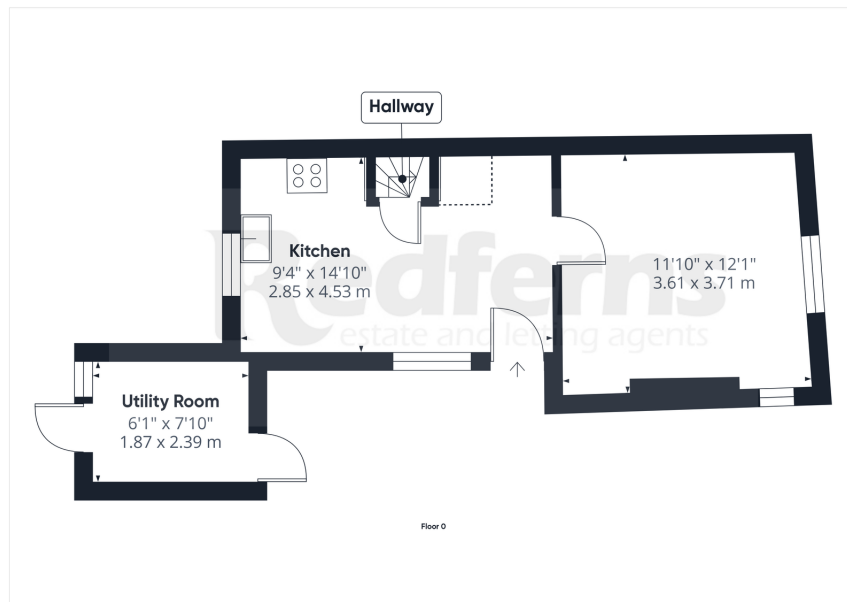
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6. Descriptions of a property are inevitably subjective but we endeavour to make our particulars accurate. If there are any points of particular importance please contact us before viewing and we will be pleased to check or clarify information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

- Two bedrooms
- Workshop

- Located within a short walk of the town amenities
- Rear garden



Ottery St. Mary
Exeter
Sidmouth

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