



2 The Old Fire Station Batts Lane

Offers Over £250,000

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This iconic building has been part of the town's interesting history and is now a beautiful home. The convenient location in the heart of town allows an easy level walk into the town centre and all the amenities, including a variety of independent shops and supermarket. The A30 dual carriageway is also within easy reach, providing swift access to the Cathedral city of Exeter, M5 and the coast.

The property has been thoughtfully converted, retaining its period character with arched windows, while providing a modern and contemporary home over three floors using the latest thermal properties and central heating, creating an efficient home to run. The well-proportioned accommodation briefly comprises: reception hall with a boot/utility room or office, a ground-floor double bedroom, along with a full bathroom which is fitted with a stylish white suite.

The first floor is the spacious sitting room with feature windows and the well-appointed kitchen, which is comprehensively fitted with a range of quality cupboards and drawers and both base and eye level whilst incorporating modern appliances. The attractive worktops allow plenty of room for food preparation, pleasing any keen cook.

There are two further double bedrooms and a stylish shower room on the second floor. The property benefits from fully double-glazed windows and a with a new gas central heating system. The large loft space provides plenty of storage space and potential to convert into further accommodation if ever required, subject to the necessary planning/building consents. To the front of the property is an attractive brick-paved driveway providing off-road parking for each property.

Viewings are strongly advised as soon as possible

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, post office, 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).

VIEWINGS By prior appointment with Redferns on 01404 814306

DIRECTIONS What3words:///albatross.harps.motivator.

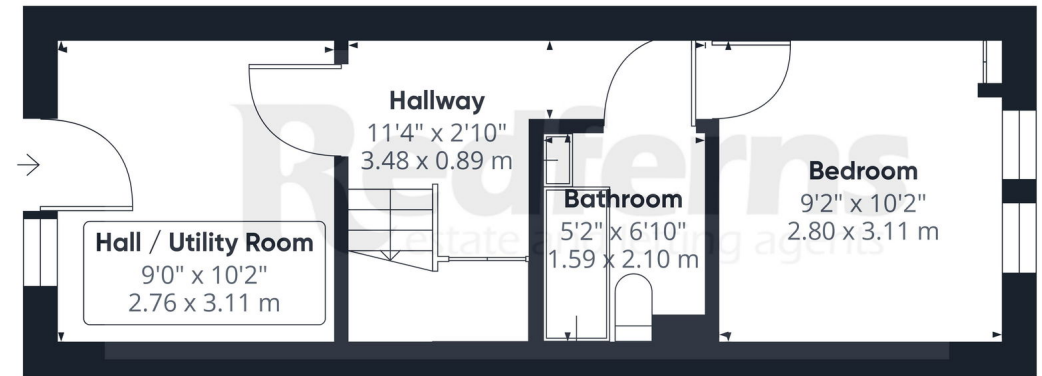
SERVICES We understand all mains services are connected

OUTGOINGS Council Tax Band C

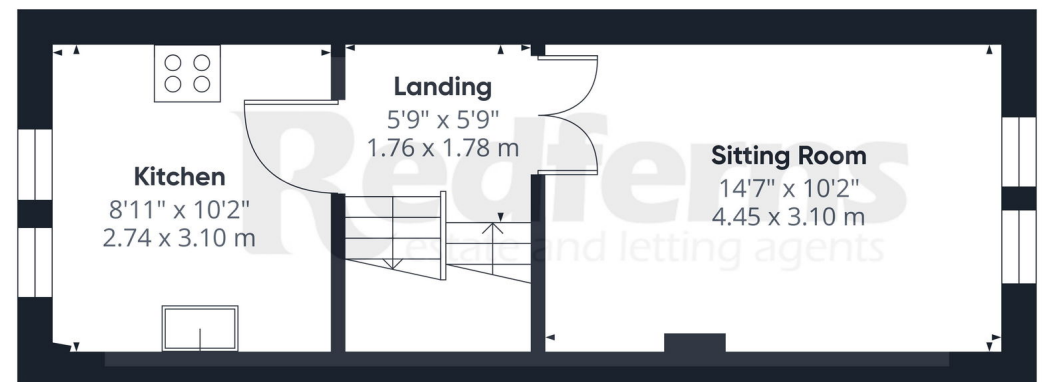
TENURE Freehold

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

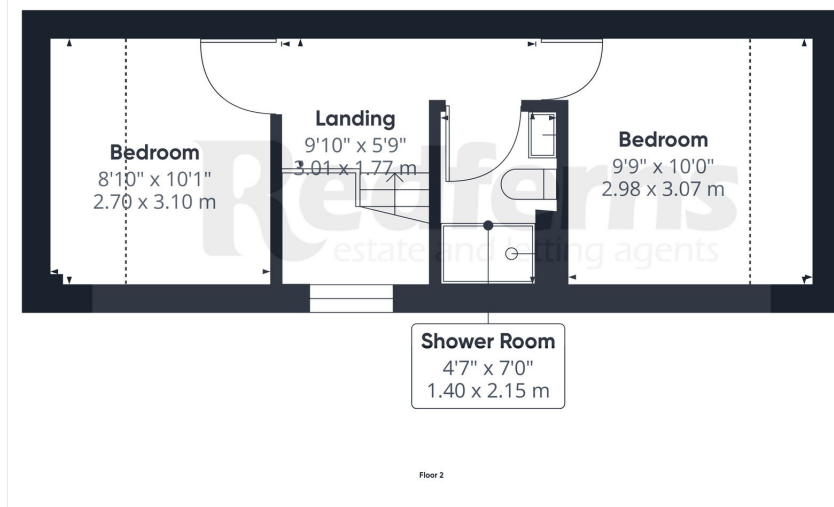
AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue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



Floor 0



Floor 1



- Reception Hall / Utility Room or Office
- Spacious Sitting Room with feature arched windows
- Two Further double bedrooms
- Gas central heating and double glazed windows
- Level walk into town
- Ground Floor bedroom & bathroom
- Well appointed Kitchen with integrated appliances
- Stylish Shower Room
- Off Road Parking
- No onward chain

IMPORTANT NOTICE

1. Every care is taken in preparing these particulars but they do not constitute nor constitute any part of an offer or a contract. They are prepared in good faith but they are for guidance only and intended to give a fair description of the property.

2. Statements contained in these particulars are not to be relied on as statements or representations of fact and are made without responsibility on the part of the agents or vendor. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each statement. The vendor does not make or give and neither the agents or their employees have authority to make or give any representation or warranty in relation to the property or its use.

3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These must be verified by any intending purchaser.

4. All properties are offered subject to contract and being unsold. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting any property which has been sold, let or withdrawn.

5. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only.

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		92 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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