



The Leys, Higher Broad Oak Road, West Hill

£675,000

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West Hill is an appealing and individual village with a mini-supermarket at its heart which is open long hours and includes a post office. There is also a pretty church, high achieving modern primary school, village hall, garage, hairdresser, dentist and bus services. The town of Ottery St Mary is about 2 miles away with the well-known Kings School, medical centre, Sainsbury's supermarket and other shops/amenities. Exeter and the M5 (about 8 miles) is easily reached along the A30 dual carriageway. Honiton with station (Waterloo-Exeter) is about 8 miles and the coast at Sidmouth about 6 miles.

The bungalow itself enjoys spacious accommodation including an entrance lobby leading into the hallway which leads to all rooms and has a large airing cupboard. The sitting room is a good sized comfortable room with plenty of space for furniture and a fireplace with an open fire provides a pleasant focal point. From the sitting room an opening leads through to the dining room which offers space for a dining table and chairs with sliding patio doors opening into the conservatory which provides a further sitting space and enjoys a wonderful aspect of the rear garden.

The kitchen has been fitted with a range of wooden storage cupboards and drawers with complimenting work surfaces with an inset sink and tiled surrounds. There are a range of integral appliances including dishwasher, fridge freezer, eye level electric oven and a gas hob with extractor fan above. A window above the sink provides a pleasant aspect of the rear garden a further door leads out from the kitchen to the rear patio.

There are three good sized bedrooms with the largest bedroom benefitting from an ensuite shower room fitted with a white suite. There is also a spacious principal bathroom including a bath with shower over.

The bungalow has been fitted with uPVC double glazed windows and doors and has gas central heating via a modern gas fired central heating boiler.

To the outside the bungalow is approached by a five bar gate opening onto a long gravelled driveway which leads through the front garden to the parking area in front of the double garage which has an electric door, power and lighting. The front garden is mainly laid to lawn enclosed by hedging and mature trees at the front providing seclusion.

The generously sized rear garden is a feature of this property and enjoys an excellent degree of sunlight, privacy and seclusion. The garden is mainly laid to lawn interspersed with flower and shrub borders, mature trees and a large paved patio. Toward the rear of the garden is a greenhouse, timber shed, space for a vegetable garden and a small pond.





- A well presented detached bungalow
- Entrance lobby, hallway with storage cupboard.
- Dining Room and Conservatory
- Three bedrooms (Master with Ensuite)
- Plot of just under half an acre, front and rear gardens
- Located in the sought after village of West Hill
- Good sized lounge with open fire.
- Kitchen with integral appliances
- Separate family bathroom, gas central heating
- Long gated driveway, double garage



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Exeter
Sidmouth

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