



1 & 2 Bridge View Mill Street

Offers Over £365,000

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Bridge View is situated on the western side of town, tucked away from the hustle and bustle of this thriving market town, enjoying an excellent degree of seclusion and privacy whilst having the convenience of a short walk into town with all its excellent amenities.

Both of the properties require major refurbishment and lend themselves to be extended in a variety of ways, subject of course to any necessary planning permission/consent. There is an opportunity to create one substantial family home or renovate as a pair of semi-detached houses. Planning permission has been granted and work started to rebuild one side (EDDC planning ref 20/0847/FUL and 20/0847/FUL).

The well-proportioned accommodation briefly comprises; sitting room with a feature open fire leading to the kitchen with a walk-in pantry and a large utility/store room.

On the first floor are two double bedrooms and a family bathroom and the property benefits from extensive PVC double-glazed windows and is heated by night storage heaters.

The properties are approached via a private lane leading to a large parking area providing off-road parking for several vehicles. There is a range of outbuildings including a series of brick-built barns which provide the potential for a workshop or additional accommodation and a gardener's WC. The large gardens lie predominantly to the front of the property and are fully enclosed, being mainly laid to lawn providing a blank canvas to landscape to a required taste.

VIEWING By prior appointment with Redferns 01404 814306

SERVICES We understand all mains services are connected.

OUTGOINGS Council Tax Band C

AGENTS NOTE Under Section 157 Housing Act 1985 Restriction, any prospective purchaser must have lived or worked in Devon continuously for the past 3 years. Further information relating to this restriction can be discussed with East Devon District Council on 01395 516551.

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.





- Sitting room with a feature open fire
- Large utility/store room
- Both the properties require major refurbishment
- Kitchen that compliments with a walk-in pantry
- Two double bedrooms and a family bathroom
- Off-road parking for several vehicles
- Planning permission has been granted and work started to rebuild one side
- No Chain



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