



2 Needlewood Close, West Hill, Ottery St. Mary, EX11 1XR

£750,000

4 3 2



Needlewood Close is a small and exclusive cul-de-sac situated off the West Hill Road and within walking distance of the centre of the village. West Hill is a highly desirable village and its amenities include 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 highly regarded 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 is well presented throughout and enjoys light and airy accommodation, including an inviting entrance hall with two storage cupboards. There is a good sized dual aspect lounge, with a door leading to a double bedroom which benefits from an ensuite shower room. This whole area could also lend itself well to being used as an annexe for an elderly relative.

The open plan kitchen/dining room provides a very pleasant heart to the home and space where the occupants can cook, dine and socialise together with a well fitted kitchen and a dining area that offer ample space for a good sized dining table. The dining room enjoys a wonderful aspect of the rear garden and doors lead to the study and a further door out onto the rear patio.

There are three further double bedrooms with the largest benefiting from fitted wardrobes and an ensuite bathroom, as well as an additional family shower room. The utility room is accessed externally, located at the behind the garage and provides additional storage, appliance spaces and a Belfast sink. The bungalow benefits from uPVC double glazed windows and doors and modern gas fired central heating.

To the outside, the bungalow is approached by a gated driveway which provides off road parking for several vehicles in front of the double garage which has an electric roll up door, power and lighting. The gardens surround the property and are mainly laid to lawn interspersed by well stocked flower and shrub borders and mature trees. There is a good sized patio adjacent to the rear of the property, two timber sheds, a store cupboard at the rear of the garage and a freestanding timber studio/home office with power and lighting.

TENURE Freehold

OUTGOINGS Council Tax Band G (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.ofcom.gov.uk/consult/condocs/broadband/broadband_11-12/broadband_11-12.pdf).

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

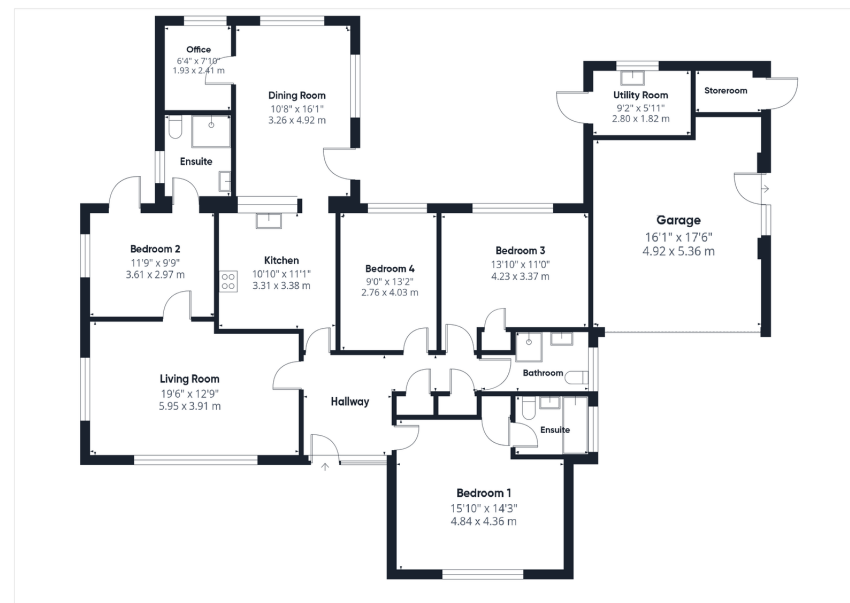
IMPORTANT NOTICE Every care is taken in preparing these particulars but they do not constitute nor constitute any part of an offer or a contract. They are prepared in good faith but they are for guidance only and intended to give a fair description of the property.





- A well presented detached bungalow
- Entrance hallway with two cupboards
- Four good sized bedrooms two ensuite
- Large, gated driveway. Double garage
- Outside studio or home office.
- Located close to the centre of the village
- Lounge, Kitchen/Diner, Utility Room. Study
- An additional family shower room
- Good sized plot just over 1/3 of an acre

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



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