





45 Yonder Street, Ottery St. Mary, EX11 1HF  
£195,000

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45 Yonder Street is a charming and characterful cottage, full of period features and exposed beams throughout. Conveniently located within level walking distance of the town centre of Ottery St. Mary, the property also boasts a particularly large rear garden - a rare find in such a central location.

The accommodation is well-proportioned and begins with a useful entrance porch leading into a spacious open-plan living and dining area. There's ample room for both comfortable seating and a large family dining table. The kitchen is a generous size, fitted with a range of base and eye-level cupboards and drawers, complemented by quality work surfaces. It offers plenty of space for modern appliances, including a cooker with extractor fan, washing machine, tumble dryer, fridge, and freezer.

Stairs rise to the first floor, which comprises two good-sized bedrooms and a family bathroom fitted with a modern white suite. The property benefits from gas central heating and double glazing throughout.

Outside, the rear garden is a particularly impressive feature. It is a very good size, enjoys plenty of sunlight throughout the day, and is mainly laid to lawn. A gravelled area and a large patio provide ideal spaces for outdoor dining and entertaining during the summer months. There is also a useful garden shed. The property benefits from right of access via a pedestrian side gate - perfect for taking out bins with ease.

To the front, there is on-street parking, and residents also have the option to purchase a permit for the nearby council car park, which is just a short walk away.

The property is offered to the market with no onward chain, and an early viewing is highly recommended.

Ottery St. Mary is one of East Devon's most pleasant and welcoming small towns, offering a wide range of amenities including shops (such as Sainsbury's), pubs, churches, excellent schools, a medical centre, local hospital, sports centre, recreational activities, and regular bus services. The highly regarded primary and secondary schools — including The King's School — are both within easy walking distance.

While surrounded by beautiful open countryside, Ottery St. Mary remains extremely accessible. The town is just 6 miles from the coastal resort of Sidmouth, 10 miles from Exeter and the M5 motorway, and close to the A30 dual carriageway for swift road links. Honiton, also 6 miles away, provides further shops, amenities, and a mainline railway station with direct services to Exeter and London Waterloo.

**TENURE** Freehold


**VIEWING** By prior appointment with Redfern on 01404 814306

**SERVICES** We understand all mains services are connected

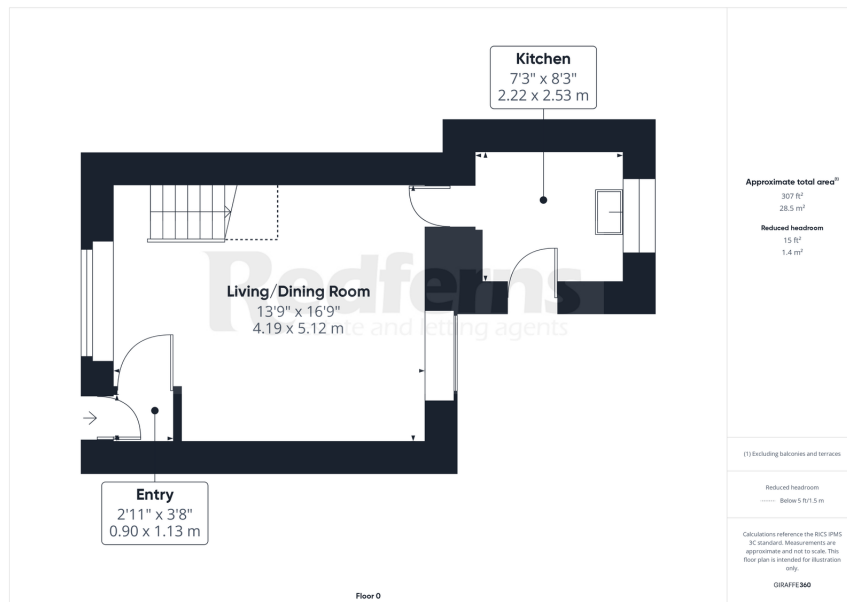
**OUTGOINGS** Council Tax Band B

**MOBILE AND BROADBAND COVERAGE** Broadband is connected to this property, for specific checks, please use this link [checker.ofcom.org.uk](https://wwwchecker.ofcom.org.uk)



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

- Charming period cottage with exposed beams
- Large rear garden
- Gas central heating and double glazing throughout
- On-street parking with option to purchase a nearby council permit
- Two good-sized bedrooms
- Sunny outdoor space with lawn & Patio
- Useful entrance porch and right of access via a side gate
- No onward chain - early viewing highly recommended



Ottery St. Mary  
Exeter  
Sidmouth

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