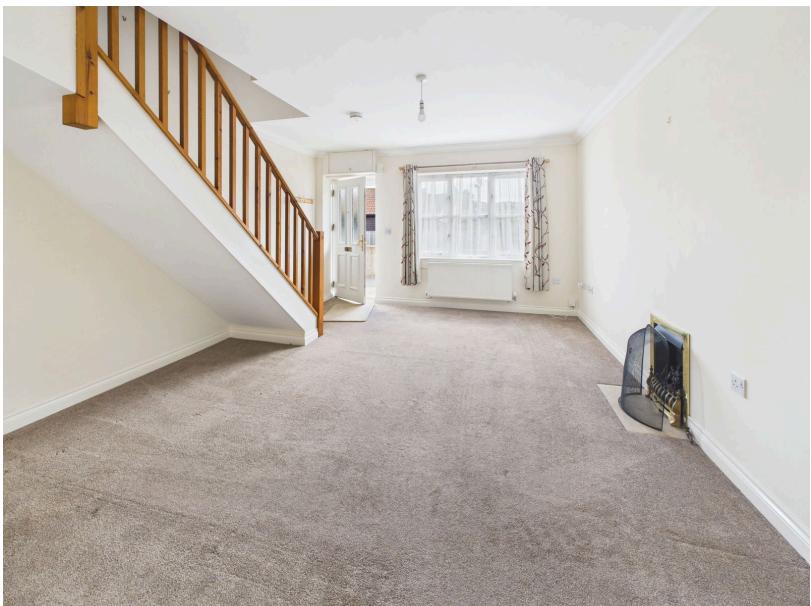




**Sandhill Street, Ottery St. Mary, EX11 1FF**

Guide Price £230,000

 2  2  1



Although tucked away in a side street within this popular town, it is only a short level walk from the town centre, shops, amenities and Sainsbury's supermarket.

This beautifully presented two-bedroom terrace offers the perfect blend of modern comfort and easy living. Light, spacious, and thoughtfully designed throughout, this home is ideal for professionals, couples, or small families looking for a comfortable space close to town.

Step into the bright and welcoming sitting/dining room, a spacious area that's perfect for relaxing or entertaining guests. The modern kitchen/breakfast room is fitted with modern units and integrated appliances, creating a practical and inviting space for cooking and casual dining. A useful utility room and downstairs WC add extra convenience to the layout.

Upstairs, there are two generous bedrooms. The main bedroom enjoys the luxury of a private ensuite shower room, while the second double bedroom is served by a family bathroom. Each room is filled with natural light, creating a calm and comfortable atmosphere. The home benefits from double glazing and a modern gas central heating system.

To the rear, you'll find an easy-maintenance garden—perfect for enjoying a morning coffee or evening unwind without the hassle of high upkeep. The property also benefits from allocated parking to the front of the home, ensuring convenience right at your doorstep.

Situated in a highly convenient location, this lovely home is within easy reach of the town centre. 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 a mainline station (Waterloo-Exeter).

**VIEWINGS** By prior appointment with Redfers on 01404 814306

**DIRECTIONS** What3words://breached.layered.dorms

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

**OUTGOINGS** Council Tax Band C

**TENURE** Freehold

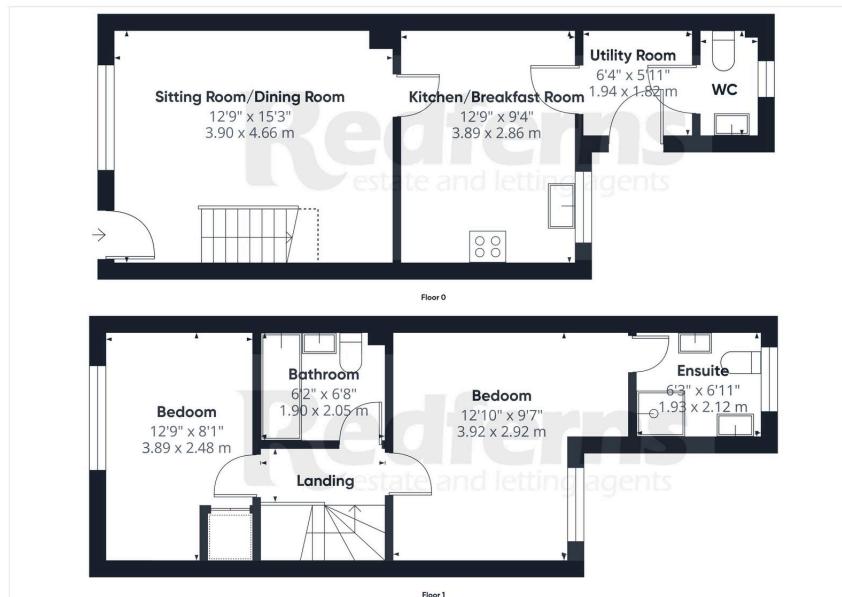
**MOBILE & BROADBAND COVERAGE** Broadband is not connected to this property. For specific checks, please use [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

**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 to a sale. Photographic identification such as a passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.

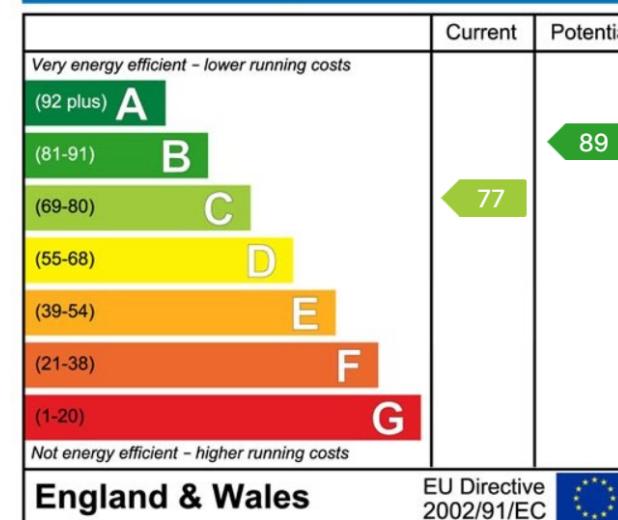




- Light and airy
- Kitchen/breakfast Room
- Cloakroom WC
- Master ensuite
- Rear garden
- Sitting room/dining Room
- Utility room
- Two double bedrooms
- Family bathroom
- Allocated parking



### Energy Efficiency Rating



Ottery St. Mary  
Exeter  
Sidmouth

**01404 814 306**  
**01392 984 511**  
**01395 512 544**

[www.redfernsproperty.co.uk](http://www.redfernsproperty.co.uk) | [sales@redfernsproperty.co.uk](mailto:sales@redfernsproperty.co.uk)

