



Coombelake, Ottery St. Mary, EX11 1NG

Guide Price £390,000

3 1 1



Lucknow is a spacious detached bungalow set in a good sized plot and situated within a small hamlet of Coombelake, which provides easy access to the A30, M5 and Ottery St Mary. The traditional market town of Ottery St Mary provides excellent amenities with a variety of individual shops, major supermarket, medical centre, dentist and is also home to the renowned Kings School. The East Devon countryside also provides a pleasant setting as well pleasant walks.

The bungalow itself benefits from light and spacious accommodation including a spacious hallway, kitchen breakfast room with integrated appliances and space for a breakfast table. There are 3 bedrooms with one being currently being used as a dining room and a bathroom suite with bath and shower.

The property has double-glazed windows and oil-fired central heating.

To the outside the property is approached via a driveway which provides parking and leads to the garage with light and power. The generously sized gardens are mainly laid to lawn, bordered by a combination of fencing and mature shrubs/hedges.

VIEWINGS By prior appointment with Redferns 01404 814306

OUTGOINGS Council Tax Band D (as per Gov.UK Website at the date of first listing)

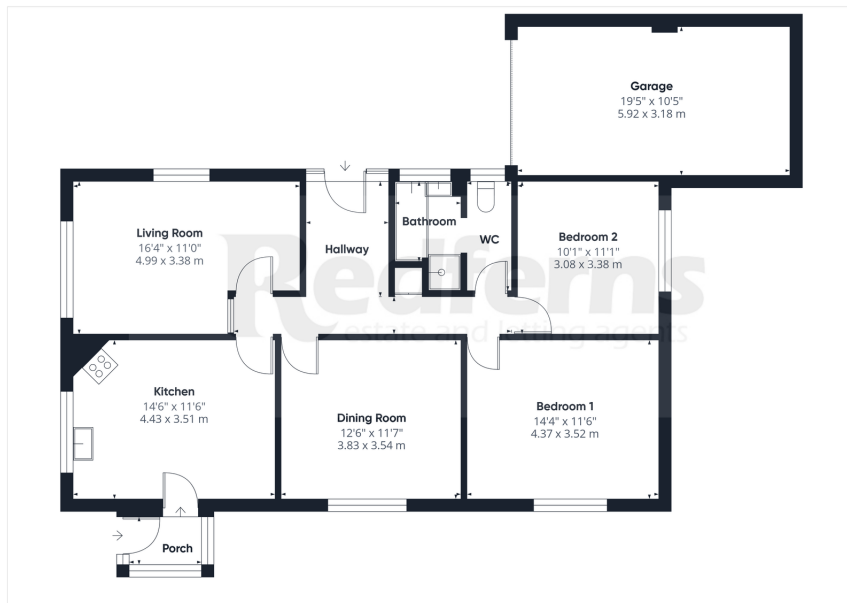
SERVICES We understand all mains services are connected, No Gas, Oil-fired central heating

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)

TENURE Freehold

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





- A spacious detached bungalow
- Spacious hallway, Kitchen/breakfast room
- Three good sized bedrooms
- Double glazing, Oil fired central heating
- Extensive lawned gardens
- Pleasant countryside setting close to Ottery St Mary
- Dual aspect living room
- Bathroom with bath and shower
- Driveway providing plenty of parking in front of the garage
- No onward chain



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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