



Brookdale, Ottery St. Mary, EX11 1EB

£399,950

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Brookdale is a small and popular cul-de-sac with only a few houses and bungalows, nicely tucked away from the busy streets of the town but within level walking distance of the town centre and it's excellent amenities.

Number 7 is a mature detached bungalow, built in the 1960s the bungalow has been upgraded and modernised in more recent years with a good size extension at the rear providing flexible accommodation for a family, retirement or multi generational living.

There is a spacious hallway with storage cupboards, a kitchen/breakfast room, sitting room, dining room, cloakroom w.c and a family bathroom. The second bedroom is a good sized double bedroom. The rear extension provides a utility room and a very spacious bedroom that benefits from sliding patio doors and a ensuite shower room including a large walk in shower. This area could be used in a number of different ways including as a one bedroom annexe with the utility room being used as a kitchen while also incorporating the dining room as a sitting room for the annexe.

The bungalow has fibre broadband connected to the premises, is heated via a modern and efficient gas fired central heating boiler and benefits from double glazed windows and doors throughout.

To the outside the driveway provides plenty of parking space in front of the attached garage which has an electric roll up door, power and lighting. The gardens are a unique feature of the property and are well stocked with a variety of plants, shrubs and trees giving plenty of privacy and sunshine together with a pleasant leafy aspect from most of the windows. Paths lead down to the adjoining stream past rockeries and shrubs. A lovely walk is enjoyed around the side garden through a natural area and down to the stream returning to a very private side patio. There is a further paved patio providing an ideal space for outside dining, a brick shed, three lawned areas and a timber shed.

Ottery St Mary is one of the most pleasant and friendly small towns in East Devon with many amenities, shops, pubs, churches, good schools including the excellent Kings School, post office, dentist, medical centre, local hospital, recreational activities, sports centre and bus services. Although surrounded by beautiful open countryside it is particularly accessible; within 6 miles of the coast at Sidmouth, Exeter 10 miles (M5 junctions) with the new A30 dual carriageway giving swift access and Honiton 6 miles with further shops, amenities and mainline station (Waterloo-Exeter).

VIEWINGS By prior appointment with Redferns on 01404 814306

SERVICES We understand all mains services are connected

OUTGOINGS Council Tax Band D

TENURE Freehold

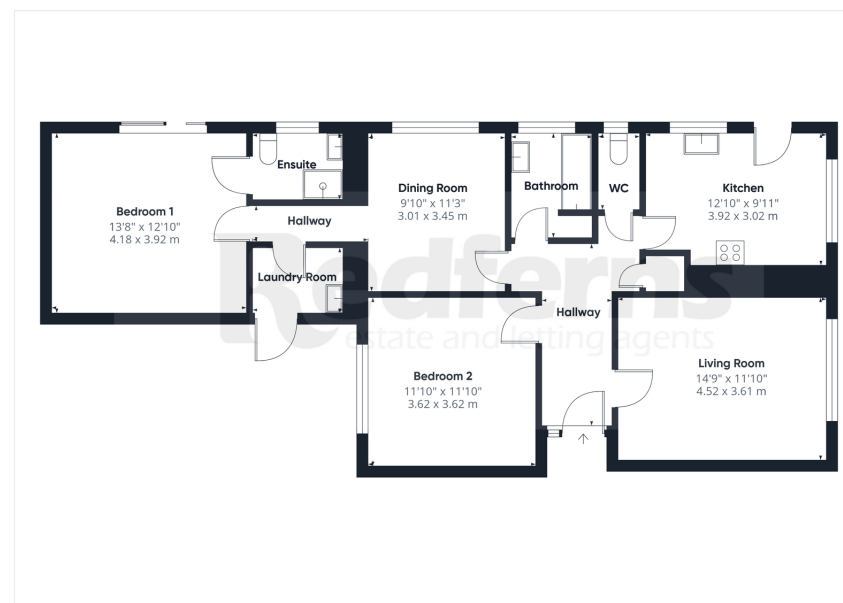
MOBILE & BROADBAND COVERAGE Fibre Broadband is connected to this property. For specific checks, please use checker.ofcom.org.uk

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.





- A spacious and well presented detached bungalow
- Well presented throughout
- Sitting room, separate dining room
- Additional family bathroom and separate cloakroom w.c
- Driveway in front of garage with electric roll up door, power and lighting.
- Located within level walking distance of the town centre
- Hallway, kitchen with integral appliances and space for dining table
- Two good sized double bedrooms (largest with ensuite shower room)
- Utility room, Gas central heating and double glazing
- Extensive gardens with two paved patios, brick shed and timber shed.



Ottery St. Mary | **01404 814 306**
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