



Beauvale Close, Ottery St. Mary, EX11 1ED

Guide Price £200,000

🛏 2 🪴 2 🚗 2



This comfortable home offers its own private entrance, leading into a welcoming, spacious hallway that flows through to a bright and airy living room, with a feature living flame gas fireplace for those cosy winter evenings. There is also direct access to a private front patio – ideal for relaxing or entertaining. The kitchen/dining room is fitted with a range of cupboards and drawers and generous worktop space, creating a practical and sociable area for cooking and dining. There are two comfortable double bedrooms, both with built-in wardrobes, and one benefits from French doors opening directly onto the rear garden, adding to the property's appeal. There is a family bathroom and a separate WC. Additional features include double-glazed windows and a modern gas central heating system, ensuring comfort and efficiency throughout the year.

To the front, there is a private patio area and a driveway providing off-road parking, which leads to a garage with an up-and-over door, light, and power. The flower bed to the left of the entrance path is bursting with specimen plants and shrubs, whilst the rear garden is extensively paved for ease of maintenance and a secluded area to enjoy outdoor dining, entertaining in the summer months.

Tenure

The property is freehold and also owns the freehold of the entire building, with the remaining flats held on leasehold arrangements. Full details are available upon request.

Directions: [What3words:///crouches.progress.firewall](https://www.what3words.com/crouches.progress.firewall)

Ottery St Mary is renowned for its welcoming community and excellent amenities. Ottery St Mary offers the best of town and country living. You'll find supermarkets (including Sainsbury's), pubs, cafes, churches, banks, medical services, a hospital, and a sports centre all close by. Families will appreciate the highly regarded local schools, while commuters benefit from superb transport links – Exeter is just 10 miles away, Honiton (with mainline rail to London Waterloo) 6 miles, and the coast at Sidmouth is a mere 6 miles.

VIEWING By prior appointment with Redfern's 01404 814306

SERVICES All mains services are connected

OUTGOINGS Council Tax Band B

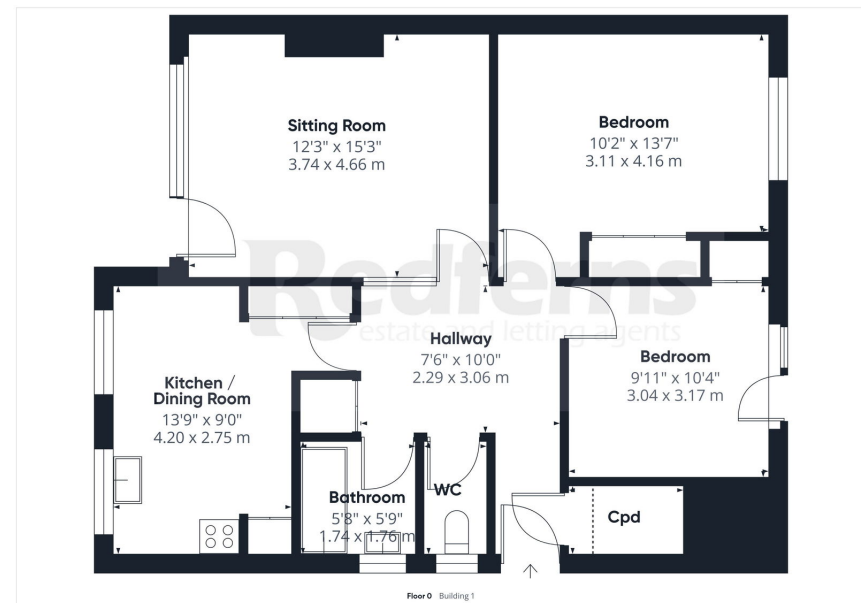
AGENTS NOTE: Data Protection Act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing to a sale. Photographic identification such as a passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.

IMPORTANT NOTICE 1. 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 are intended to give a fair description of the property. **2.** Statements contained in these particulars are not to be relied on as statements or representations of fact and are made without responsibility on the part of the agents or vendor. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each statement. The vendor does not make or give, and neither the agents or their employees have authority to make or give any representation or warranty in relation to the property or its use. **3.** Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These must be verified by any intending purchaser. **4.** All properties are offered subject to contract and being unsold. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting any property which has been sold, let or





- Spacious ground floor flat
- Reception hall with cloakroom W.C.
- Sitting room with feature fireplace
- Kitchen/dining room
- Two double bedrooms
- Front and rear gardens
- Driveway and garage
- Level walk into town
- No onward chain



Ottery St. Mary
Exeter
Sidmouth

01404 814 306
01392 984 511
01395 512 544

www.redfernsproperty.co.uk | sales@redfernsproperty.co.uk



Redferns is a trading name of Redferns Ottery St Mary Limited. Registered in England and Wales 48170778. Registered office 8 Mill Street, Ottery St Mary, EX11 1AD