



Alfington Road, Ottery St. Mary

Guide Price £399,000

3 2 2



This charming three-bedroom cottage offers a rare blend of character and comfort. With exposed beams, an impressive inglenook fireplace with log burner and a spacious conservatory overlooking the garden, the property is perfect for those seeking a cosy yet stylish home in a tranquil setting.

Inside, the cottage features a modern fitted kitchen, gas central heating, and double glazing throughout. The living room is warm and inviting, with rustic touches and natural light pouring in through large glass doors that open onto the conservatory and onwards onto the private patio and lawn. A downstairs WC completes the ground floor.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation, along with the fully tiled family bathroom comprising a shower, basin and WC.

Outside you'll find a single garage, off-road parking and beautiful countryside surroundings.

This beautifully maintained home combines countryside charm with everyday convenience, ideal for families, couples, or anyone looking to enjoy a quieter pace of life without sacrificing modern comforts.

The property is located in a small development just a short drive from the Ottery St Mary town centre and all of its amenities.

Early viewing highly recommended.

Ottery St Mary is one of the most pleasant and friendly small towns in East Devon with many amenities, shops, pubs, churches, good schools, medical centre, 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).

SERVICES We understand all mains services are connected.

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

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)

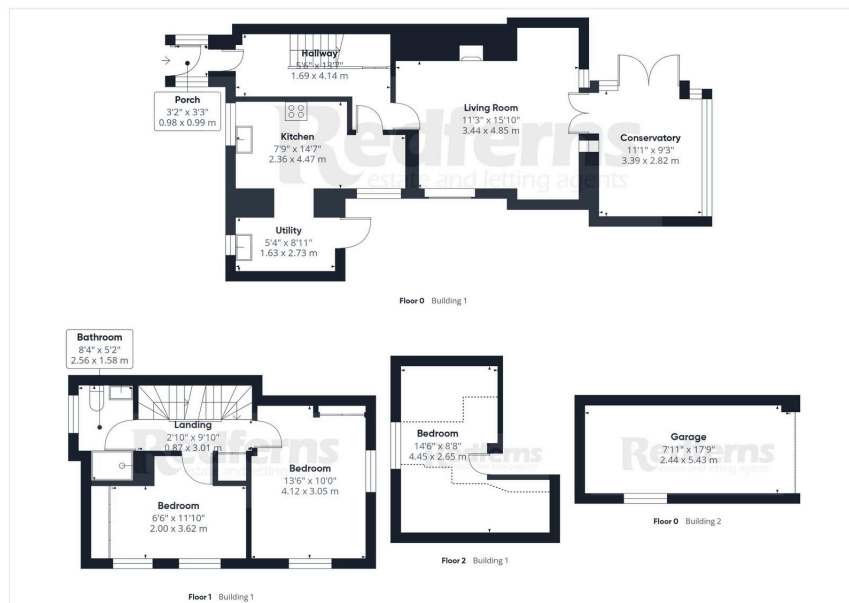
AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue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

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 intended to give a fair description of the property.

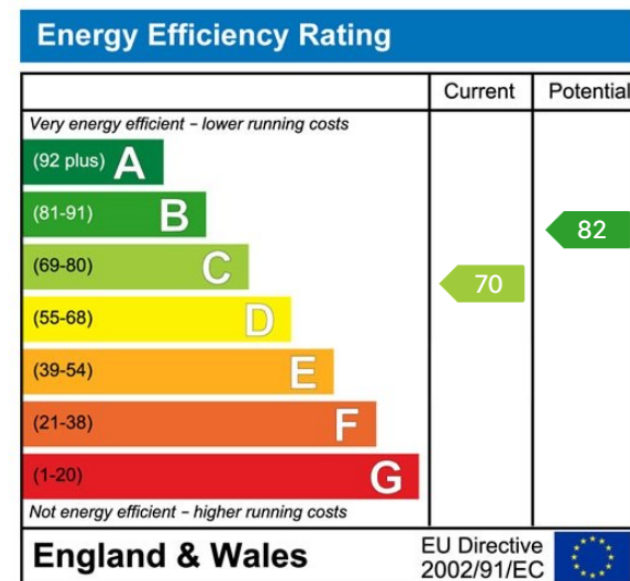
Redferns is a trading name of Redferns Ottery St Mary Limited Registered in England and Wales 4817078

Registered Office 8 Mill Street, Ottery St Mary, Devon EX11 1AD





- Porch and Entrance Hall
- Spacious Living Room
- Modern Fitted Kitchen
- Utility Room
- Three Bedrooms
- Family shower room
- Southerly Facing Rear Gardens
- Detached Single Garage and Parking
- Council Tax Band D
- Energy Rating C



Ottery St. Mary
Exeter
Sidmouth

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