



Yonder Street, Ottery St Mary, EX11 1HH

Guide Price £205,000

2 1 1



97 Yonder Street is a charming and characterful cottage, rich in period features throughout. Conveniently located within level walking distance of the town centre of Ottery St Mary, the property also boasts a good-sized rear garden, benefitting from a good degree of privacy.

The well-proportioned accommodation begins with a useful entrance porch, leading into a spacious open-plan living and dining area. This attractive space features an open fireplace and offers ample room for comfortable seating, as well as space for a large dining table. The kitchen is of a generous size and is fitted with a range of base and eye-level cupboards and drawers with complementary work surfaces. There is an electric oven and gas hob with extractor fan over, along with space for other modern appliances, including a washing machine and fridge freezer. There is also a further useful utility room and a bathroom fitted with a modern white suite.

Stairs rise to the first floor, which comprises two double bedrooms, with the main bedroom being particularly generous in size. There is also a useful WC. The property benefits from a modern gas central heating system and uPVC double glazing throughout.

Outside, the rear garden is a good size and enjoys plenty of sunlight throughout the day. It is mainly laid to lawn, with a patio area providing an ideal space for outdoor dining and entertaining during the summer months. A pedestrian gate leads to the side of the property, making it easy to take out bins.

To the front of the property, there is on-street parking, and residents also have the option to purchase a permit for the nearby council car park, which is just a short walk away.

TENURE Freehold

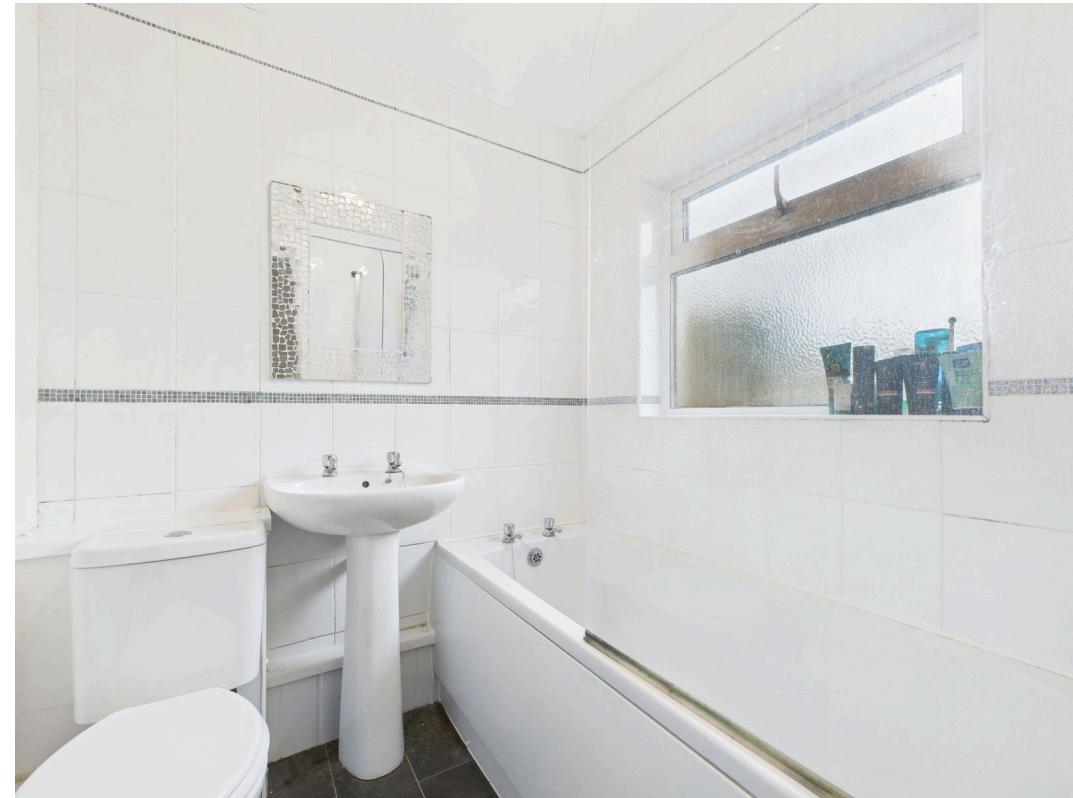
VIEWING By prior appointment with Redfersns on 01404 814306

SERVICES We understand all mains services are connected

OUTGOINGS Council Tax Band B

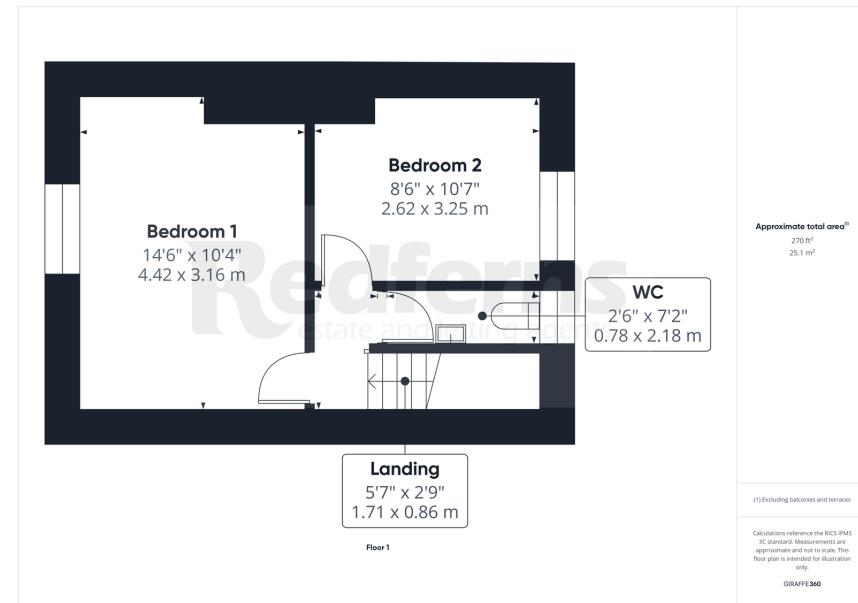
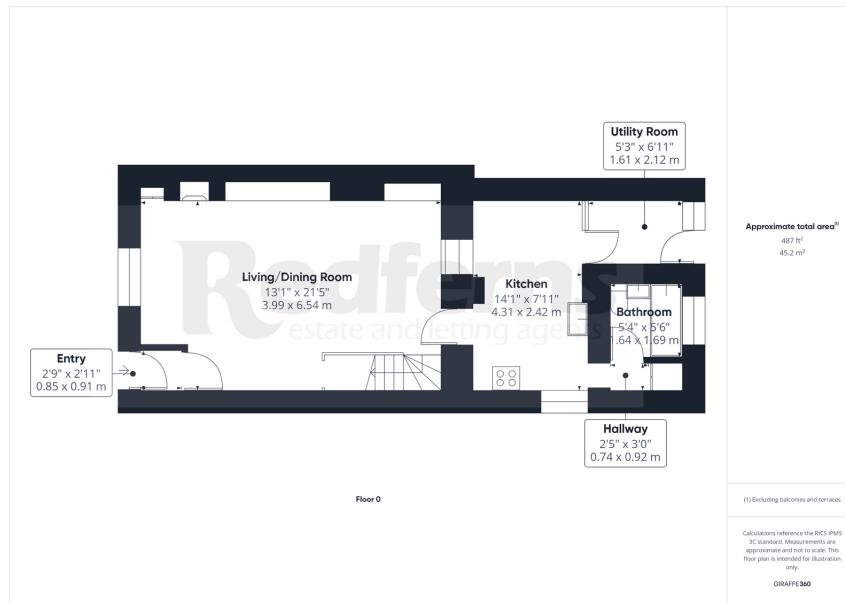
MOBILE AND BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use this link checker.ofcom.org.uk

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





- Spacious open-plan living
- Convenient level walking distance to the town centre
- Useful utility room
- Generous kitchen with ample storage
- uPVC double glazing throughout
- Two well-proportioned double bedrooms
- Good-sized, private rear garden with patio and side access
- Modern gas central heating
- On-street parking with option for a nearby council car park permit



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