



Yonder Street, Ottery St Mary, EX11 1HH

Guide Price £205,000

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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 Redfern on 01404 814306

SERVICES We understand all mains services are connected

OUTGOINGS Council Tax Band B

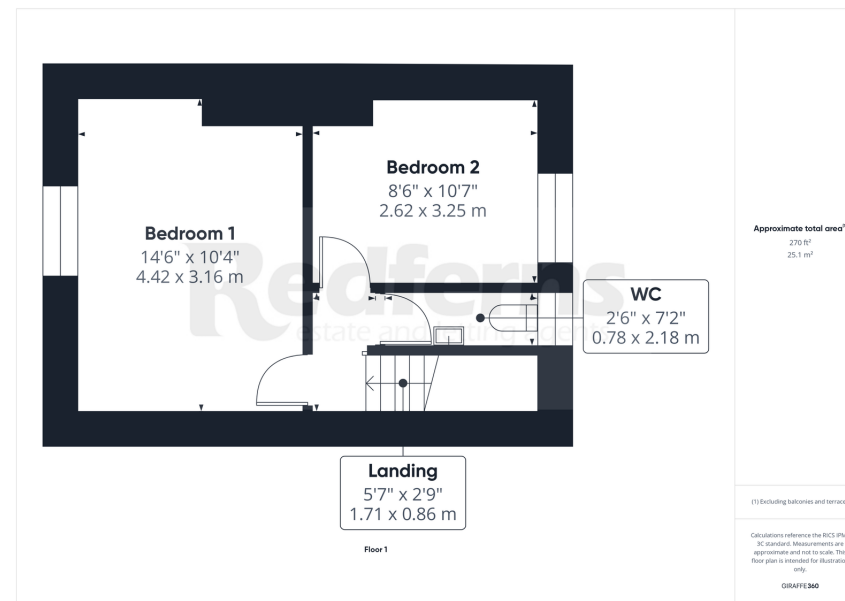
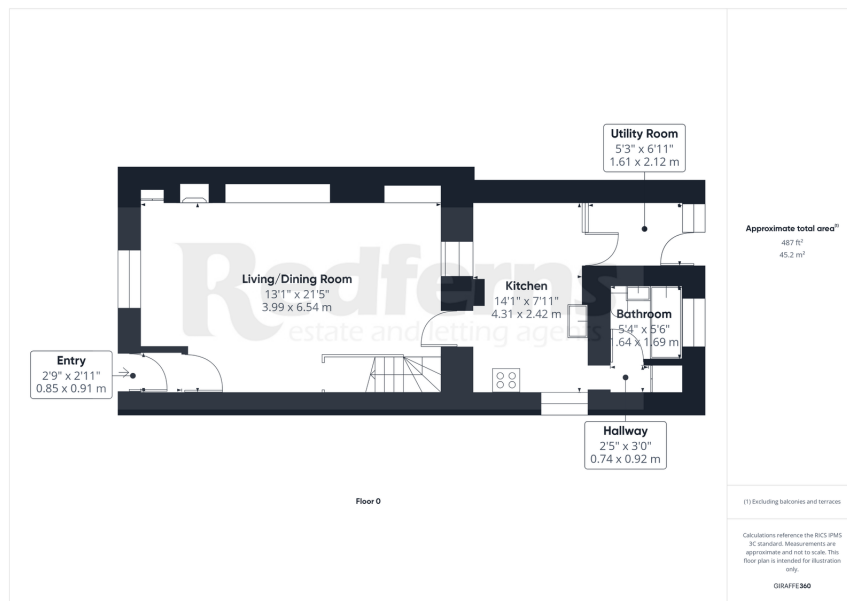
MOBILE AND BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use this link [checker.ofcom.org.uk](https://www.ofcom.org.uk/consult/condocs/broadband/broadbandcheck/)

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



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