



Ottery St Mary, EX11 1JA,

Guide Price £485,000, Council Tax: E, EPC: C

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St Marys Park is situated in a desirable part of town, offering fine views across the East Devon countryside towards East Hill. The town centre, with its excellent range of amenities including a supermarket and independent shops, is easily accessible, while the A30 dual carriageway provides swift access to the Cathedral city of Exeter, the M5, and the coast.

The property itself has been refurbished in recent years and meticulously maintained, providing a comfortable and welcoming home. The well-proportioned, light, and airy accommodation briefly comprises a reception hall leading to a spacious sitting room, featuring a focal fireplace and a large picture window. The kitchen/breakfast room is well equipped with an extensive range of cupboards and drawers at both base and eye level, incorporating a built-in oven and hob, with additional space for modern appliances. Attractive worktops provide ample space for food preparation and a breakfast table, ideal for any keen cook. A utility room offers additional storage and appliance space, along with a cloakroom W.C. The sunroom, with pleasant garden outlooks, could also serve as a formal dining room if preferred.

There are three good-sized double bedrooms and a well-appointed shower room fitted with a modern, stylish white suite. The property benefits from uPVC double glazing throughout and a modern gas central heating system. Neighbouring properties indicate the potential to convert the large loft space if required, subject to the necessary planning and building consents.

To the front, the property features a mature garden, predominantly laid to lawn with bordering flowerbeds, and a driveway providing off-road parking for several vehicles, leading to a garage with light and power. The rear garden is another appealing feature, perfect for any keen gardener, with a variety of specimen plants and shrubs and a lawned area ideal for children to play. The garden enjoys a high degree of privacy and seclusion, and a paved patio area provides the perfect space for outdoor dining and entertaining. The artist's garden studio, with light and power, could also be used as a home office if required.

Overall, this is a well-presented detached bungalow with fine views, a landscaped garden, and a desirable location in town being offered to the market with no onward chain.

**DIRECTIONS** What3words://charm.licks.carefully

**VIEWING** By prior appointment with Redfersns 01404 814306

**OUTGOINGS** Council Tax Band E

**SERVICES** All mains services are connected.

**AGENTS NOTE**

The photographs shown were taken in summer and therefore show the property at that time of year.

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. 2. Statements contained in the particulars have not been checked by the agents.





- Detached bungalow with lovely views
- Spacious sitting room with feature fireplace
- Three good size bedrooms
- Large loft space for loft conversion (STP)
- Driveway and garage
- Light and airy well presented accommodation
- Kitchen/Breakfast room and sunroom/dining room
- Modern shower room
- Extensive garden with artist studio
- No Onward Chain



Ottery St. Mary  
Exeter  
Sidmouth

**01404 814 306**  
**01392 984 511**  
**01395 512 544**

[www.redfernsproperty.co.uk](http://www.redfernsproperty.co.uk) | [sales@redfernsproperty.co.uk](mailto:sales@redfernsproperty.co.uk)

