



St. Marys Park, Ottery St. Mary, EX11 1JA

£575,000

3 2 1



This highly versatile property is situated on a generous corner plot and lends itself as a comfortable home for both families and retired occupants alike. St Marys Park is one of the most desirable cul-de-sacs on the edge of the town, surrounded by East Devon Countryside, creating an idyllic setting but with the ability to walk into town with its range of excellent amenities, including independent shops, a supermarket and outstanding Primary and Secondary Schools. The A30 dual carriageway is located to the West of the town, providing swift access to the Cathedral city of Exeter, the M5 and the coast.

The property features a welcoming porch and hallway leading to a bright sitting room, perfect for relaxing or entertaining. The heart of the home is the impressive kitchen/ breakfast room, fitted with ample units and worktop space, enjoying views over the garden and direct access to the utility room and WC. The guest bedroom would lend itself as a formal dining room if preferred, and opens into a lovely sunroom, creating a light and airy living space ideal for year-round enjoyment. In total, the bungalow provides three well-proportioned bedrooms. The principal bedroom benefits from a dressing room and en-suite shower room, while the second bedroom is served by a modern family shower room. A third bedroom, located upstairs, offers privacy and flexibility – perfect as a further guest room, study, or hobby space – and is accompanied by a convenient WC. The property benefits from a modern gas central heating system, uPVC double glazing and solar PV panels, creating an efficient home to run.

Outside, the property is approached via a driveway providing off-road parking. The gardens are a particular highlight, with a secluded rear garden offering excellent privacy. Here you'll find a summerhouse, workshop, and garden shed, along with mature planting and seating areas that create a perfect space for outdoor dining, hobbies, or simply relaxing in the sunshine.

DIRECTIONS What3words///slurping.polo.episodes

SERVICES All main services are connected.

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

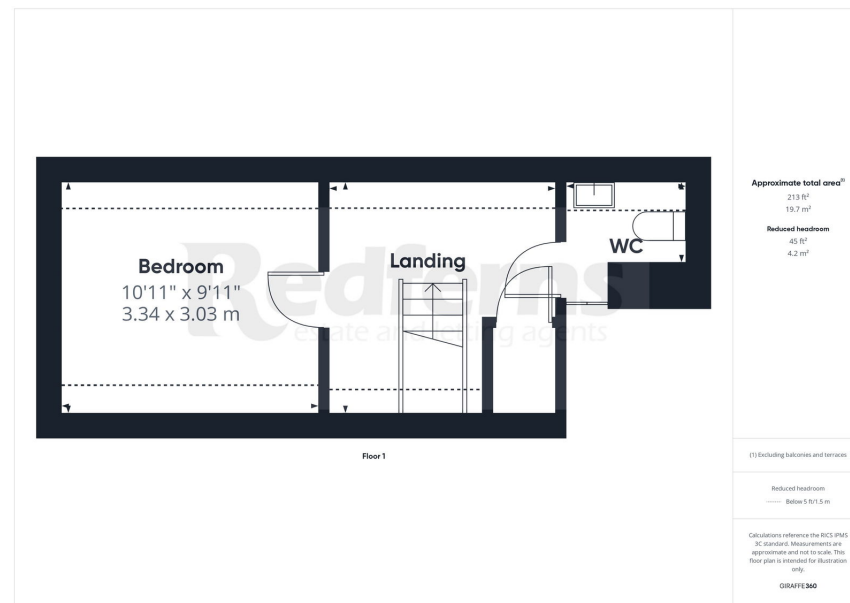
MOBILE AND BROADBAND COVERAGE Fibre broadband is connected to this property. For specific checks, please use this link [checker.ofcom.org.uk](https://www.ofcom.gov.uk/usage-checker/)

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 a passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence





- Light and airy, versatile accommodation
- Kitchen/Breakfast room
- Utility room with W.C.
- Sitting room
- Three double bedrooms
- Master suite with dressing room, ensuite
- Shower room
- Solar PV panels
- Corner plot/secluded garden
- 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