








## 2 Fawn Place, Ottery St Mary

Guide Price £145,000

 2  1  1



2 Fawn Place is a spacious apartment located in the centre of Ottery St Mary. The accommodation includes a communal entrance hall which leads to the front door, once inside the apartment a hallway leads to a good sized kitchen/living room. There is newly fitted laminate flooring throughout. The kitchen is fitted with stylish white fronted storage cupboards and drawers with a complementary worksurface. There are integral appliances, including a modern stainless steel oven with an electric hob above. There are further spaces for a fridge freezer and a washing machine.

The open plan living area is light, airy, and provides ample seating space with a door providing access on to the courtyard garden. There is a recently installed air conditioning unit.

There are 2 light and airy bedrooms and a shower room fitted with a modern white suite including a large walk-in shower cubicle.

The apartment is fitted with uPVC double-glazed windows and gas central heating, creating an extremely energy efficient home.

There is unreserved parking within easy walking distance.

#### VIEWING

By prior appointment with Redferns 01404 814306

#### SERVICES

We understand mains services are connected.

#### OUTGOINGS

Council Tax Band - A

#### TENURE

Share of the Freehold

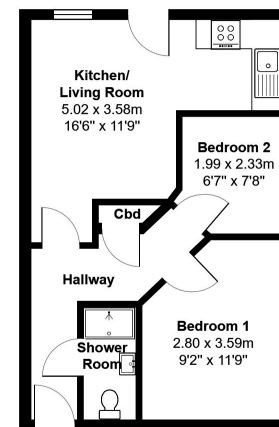






- A well presented two bedroom flat
- Located near all the town amenities
- Good sized kitchen/living room
- Two light and airy bedrooms
- Open plan sitting area and door to rear secluded courtyard
- Upvc double glazing and gas central heating
- Unreserved parking nearby
- No onward chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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