



71 Mill Street, Ottery St. Mary, EX11 1AB

Guide Price £285,000

3 1 2



Situated close to the heart of this thriving market town, the property enjoys a level walk to a wide range of amenities, including a variety of independent shops, a supermarket and both highly regarded primary and secondary schools. The A30 dual carriageway is also within easy reach, providing swift access to the Cathedral City of Exeter, the M5 motorway and the coast.

The property is beautifully presented throughout, creating a light, spacious and comfortable home suitable for families and those looking to retire alike. The reception hall creates a fine first impression, with attractive oak-effect flooring leading through to the spacious sitting/ dining room. This room provides a versatile space and allows ample room for lounge furniture and a family dining table and chairs.

The kitchen/breakfast room is a particularly lovely size, providing an ideal space for families to cook, dine and socialise together. It is beautifully appointed with an extensive range of contemporary white-fronted cupboards and drawers at both base and eye level, complemented by attractive quartz work surfaces. There are also a range of integrated appliances, including two ovens and a gas hob. The breakfast area benefits from French doors opening directly onto the southerly facing rear garden. A useful cloakroom/WC completes the ground floor.

On the first floor are three double bedrooms and a spacious family bathroom. The property benefits from double glazing throughout and a modern gas central heating system, creating a comfortable and efficient home.

There is potential for further accommodation, with neighbouring properties demonstrating the possibility of converting the spacious loft area, subject to the necessary planning permissions and building regulations. The current owners also previously obtained planning permission for an additional rear extension, again subject to the relevant permissions and consents being obtained where required.

The rear garden enjoys a desirable southerly aspect and is a good size, arranged over several tiers. Immediately adjoining the property is a paved patio area, providing an excellent space for outdoor dining and entertaining during the summer months. Beyond this is an area of lawn, together with further space that could readily be utilised as a vegetable or kitchen garden if desired.

The property is being offered to the market with no onward chain, and an early inspection is highly recommended.

TENURE Freehold

VIEWING By prior appointment with Redferns on 01404 814306

SERVICES We understand all mains services are connected

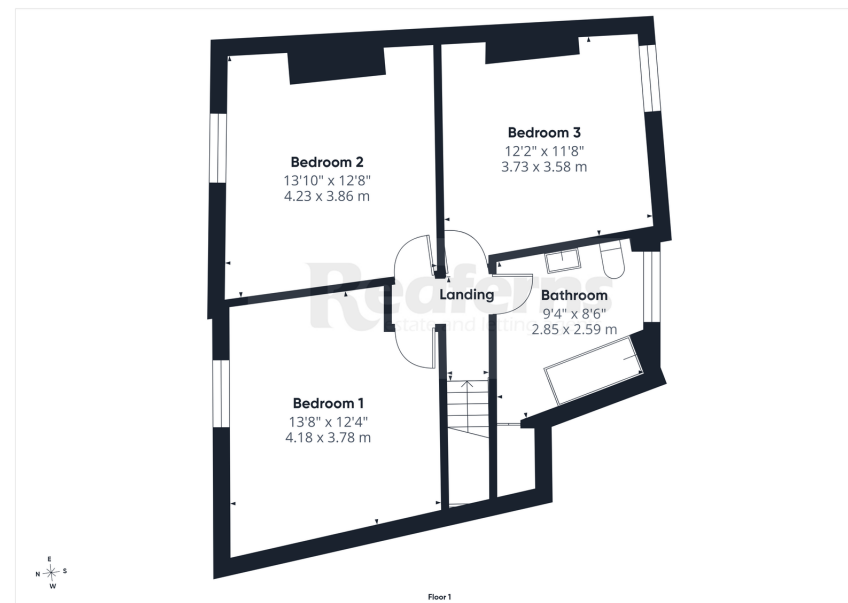
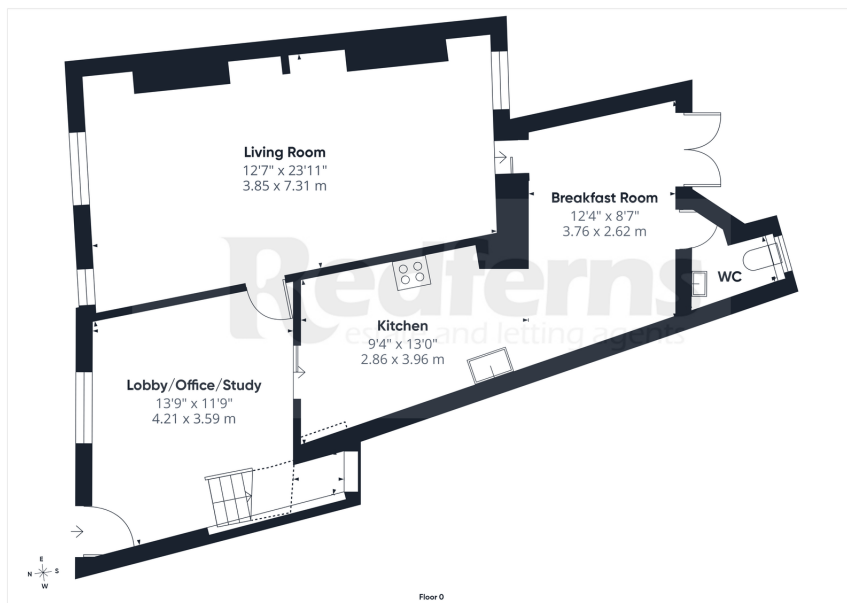
OUTGOINGS Council Tax Band C

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





- Well-presented throughout
- Spacious sitting/dining room
- Quartz work surfaces and integrated appliances
- Excellent level access to town amenities
- Previous planning permission for rear extension
- Three double bedrooms
- Contemporary kitchen/breakfast room
- Southerly facing rear garden
- Potential for loft conversion
- No onward chain



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