



Hillcrest, Ottery St Mary, EX11 1XY

Guide Price £265,000

3 1 0



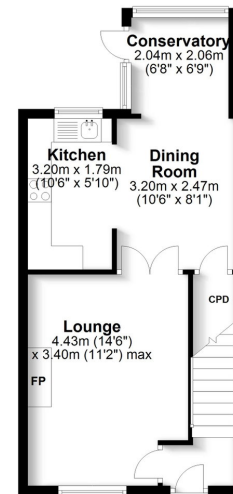
- A well presented semi detached house
- Entrance lobby, Spacious sitting room with wood burning stove
- Open plan to the conservatory
- Three bedrooms on the first floor. Family bathroom
- South facing rear garden with lawn and patio
- Within walking distance of the town centre
- Spacious kitchen/dining room. Kitchen with built in oven and hob
- Pleasant outlook of the rear garden
- Double glazing throughout. Modern gas central heating system
- EV charging point, Allocated parking for two vehicles



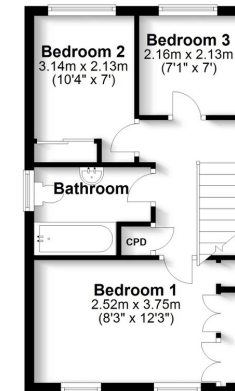


A beautifully presented three bedroom semi detached house with allocated parking for two vehicles and a southerly facing, secluded rear garden

Ground Floor
Approx. 38.3 sq. metres (412.2 sq. feet)



First Floor
Approx. 34.1 sq. metres (366.8 sq. feet)



Total area: approx. 72.4 sq. metres (778.9 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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