



Otter Close, Lancercombe, Tipton St John, EX10 0JT

Guide Price £795,000

3 2 2



Set in an enviable position with breathtaking, uninterrupted views across rolling countryside, this charming detached bungalow offers a rare opportunity to enjoy peaceful rural living without compromise. Beautifully presented and thoughtfully laid out, the property boasts three well-proportioned double bedrooms - one with en-suite, ideal for families, downsizers, or those seeking versatile space for guests or a home office.

At the heart of the home is a spacious kitchen diner, perfectly designed for both everyday living and entertaining. Featuring a variety of modern appliances including an electric AGA and ample room for dining, this inviting space opens directly onto a raised patio, where you can soak in the stunning panoramic views—an idyllic setting for morning coffee or evening gatherings. The generous living room is equally impressive, centred around a feature fireplace that adds warmth and character, with its own doors leading out to the rear patio, seamlessly blending indoor and outdoor living. The utility room has a range of cuboards, a sink with drainer and offers space for modern appliances. The family bathroom comprises a bath with shower over, basin and WC.

Outside, the property truly comes into its own. The expansive garden is predominantly laid to lawn and offers a wonderful sense of privacy and space, complemented by a vegetable patch, greenhouse, and a tranquil pond—perfect for those with green fingers or simply looking to enjoy the outdoors. A double garage provides excellent storage or workshop potential, while the large driveway offers ample parking for multiple vehicles.

The property benefits from oil fired central heating and double glazing throughout creating a warm, efficient home.

This delightful home combines comfort, charm, and exceptional surroundings, making it a perfect countryside retreat.

Early inspection highly recommended.

VIEWING By prior appointment with Redfern's 01404 814306

TENURE Freehold

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

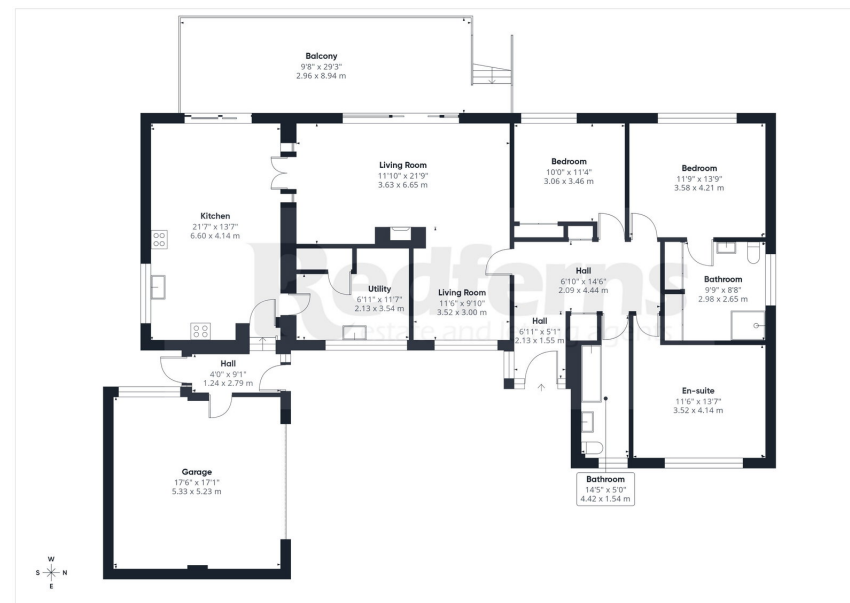
SERVICES We understand all mains services are connected with the exception of gas.

OUTGOINGS Council Tax Band E





- 3 double bedrooms
- Large gardens
- Living room
- Driveway and double garage
- Council Tax Band E
- Spacious kitchen/dining room
- Outstanding countryside views
- Utility room
- Oil fired central heating & double glazing
- EPC Rating TBC



Ottery St. Mary
Exeter
Sidmouth

01404 814 306
01392 984 511
01395 512 544

www.redfernsproperty.co.uk | sales@redfernsproperty.co.uk



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