



35 St. Budeaux Close, Ottery St Mary

Guide Price £335,000

4 2 1



Situated in the well-established residential area of St Budeaux Close, this attractive family home enjoys a tucked away position within a sought-after East Devon town. Despite its peaceful setting away from the hustle and bustle of the main streets, the property remains conveniently close to a wide range of local amenities. A nearby footpath offers easy access to the town's shops, while the primary school is just a short stroll away, making this an ideal location for families.

The accommodation is generously proportioned throughout and offers a welcoming and versatile layout perfectly suited to modern family living. Upon entering, a reception hall leads through to a comfortable sitting room featuring an attractive focal fireplace. To the rear of the property is the heart of the home — a superb open-plan kitchen, dining and family space designed for both everyday living and entertaining. The stylish kitchen is fitted with a range of contemporary cream-fronted units and integrated appliances including twin eye-level ovens and an inset induction hob. There is ample space for a large dining table, while the adjoining conservatory creates an additional lounge area overlooking the garden. A useful utility room provides further storage and space for appliances.

The first floor offers three bedrooms, comprising two doubles and a single, along with a modern family bathroom. Occupying the entire second floor is an impressive principal bedroom enjoying lovely views across the town towards the surrounding countryside, complemented by a spacious and well-appointed en-suite bathroom. The property further benefits from double glazing and a modern gas central heating system throughout.

Externally, the property continues to impress with a generous driveway providing off-road parking for at least two vehicles. Double doors open into a large storeroom complete with light and power. To the rear, the west-facing garden has been thoughtfully designed with decking and paved seating areas, creating the perfect space for outdoor dining and entertaining while making the most of the afternoon and evening sunshine. Carefully positioned external lighting adds a wonderful atmosphere after dark.

Offered for sale with NO ONWARD CHAIN, an early viewing is highly recommended to fully appreciate all that this superb home has to offer.

Ottery St Mary is one of the most pleasant and friendly small towns in East Devon with many amenities, shops, including Sainsbury's, pubs, churches, very good schools, post office, banks, medical centre, local hospital, recreational activities, sports centre and bus services. Although surrounded by beautiful open countryside it is particularly accessible; 6 miles to the coast at Sidmouth, Exeter 10 miles (M5 junction) with the A30 dual carriageway giving swift access. Honiton is 6 miles with further shops, amenities and mainline station (Waterloo-Exeter)

DIRECTIONS <https://w3w.co/appealing.worlds.kindest>

SERVICES We understand 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 Broadband is connected to this property, for specific checks, please use this link [checker.ofcom.org.uk](http://checker.ofcom.org.uk).



| 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>                            |                         | 79                                                                                |
| (55-68) <b>D</b>                            | 69                      |                                                                                   |
| (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 |  |



Ottery St. Mary | 01404 814 306  
 Exeter | 01392 984 511  
 Sidmouth | 01395 512 544

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