





# St Marys Park, Ottery St Mary

Guide Price £480,000

2 3 2





This well-proportioned detached bungalow is situated on a generous plot in a peaceful location within easy reach of the town and all its amenities. The property offers spacious, flexible accommodation, perfectly suited to families, couples, or those looking to enjoy the convenience of single-level living.

The property is approached through the front garden via the large driveway to the front door.

Inside, the property is thoughtfully designed for both comfort and practicality. The two double bedrooms are each complemented by their own private ensuite shower rooms and there is an additional room, currently used as an office, offers the versatility to be a third bedroom if required, making the home adaptable to a variety of needs.

The fitted kitchen is well laid out, providing plenty of storage and workspace, ideal for everyday cooking or entertaining. Adjacent to the kitchen, a bright and inviting dining room offers the perfect setting for family meals or gatherings with friends. The bungalow also benefits from a spacious family bathroom, tastefully designed with a modern white suite. There is also the potential to extend into the loft space with the appropriate permissions.

The living spaces extend beyond the interior, with the beautiful south-facing rear garden. Bathed in sunlight throughout the day, this outdoor haven features a greenhouse for keen gardeners, a shed for practical storage and a charming sunhouse that provides a tranquil retreat whatever the season. There is also a brick outbuilding which is currently used as a log store. The garden has been lovingly maintained, offering both beauty and functionality in equal measure.

The property benefits from full gas central heating and double glazing, ensuring year-round warmth and efficiency. Altogether, this wonderful home combines generous living space, modern conveniences and outdoor charm, creating a property that is both welcoming and versatile.

Early viewing is highly recommended to appreciate all that this delightful bungalow has to offer.

Offered with NO ONWARD CHAIN

The historic town of Ottery St Mary is one of East Devon's most sought-after locations, well known for its vibrant community spirit, charming architecture, and excellent local amenities. The town offers a wide range of independent shops, cafes, and pubs, along with a supermarket, medical centre, and highly regarded schools.

For those who enjoy the outdoors, Ottery is surrounded by beautiful countryside with scenic walks along the River Otter and easy access to the East Devon Area of Outstanding Natural Beauty. The nearby coastal towns of Sidmouth, Budleigh Salterton, and Exmouth are all within easy reach, offering beaches and seaside leisure.

Transport links are excellent, with the A30 providing swift access to Exeter, its international airport, and the M5 motorway. Nearby rail links at Feniton and Honiton connect directly to Exeter and London Waterloo, making Ottery an ideal location for commuters as well as those seeking a relaxed lifestyle.

**DIRECTIONS** What3words///honeybees.wager.bookings

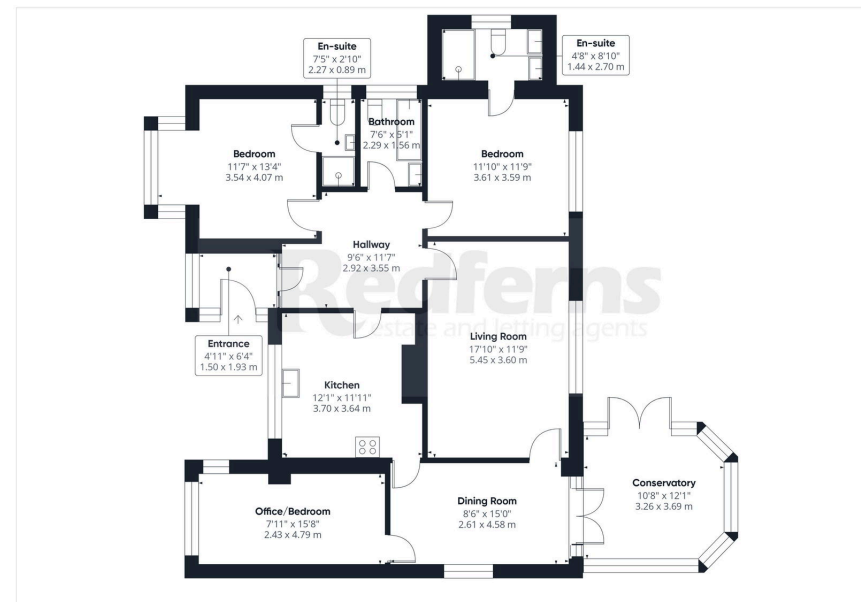
**SERVICES** We understand all main services are connected







- Two Double Bedrooms
- Office/Bedroom
- Fitted Kitchen
- Family Bathroom
- Large Driveway
- Beautiful Front & Rear Gardens
- Gas Central Heating & Double Glazing
- EPC Rating - TBC
- Council Tax Band - D
- No Onward Chain



Ottery St. Mary  
Exeter  
Sidmouth

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