



12 Sunnyhill, Ottery St. Mary, EX11 1DZ

Guide Price £300,000

4 2 2



Sunnyhill is a mature cul-de-sac within this popular East Devon town. It is tucked away from the busy main streets, yet within easy walking distance of the town centre and all its excellent amenities. Ottery St Mary is home to the renowned King's School and the surrounding countryside offers excellent walking facilities. The A30 dual carriageway is also within easy reach, providing swift access to the Cathedral city of Exeter, the M5 and the coast.

The property itself enjoys well-proportioned accommodation, briefly comprising: reception hall leading to the spacious open plan, dual aspect sitting room/dining room with focal fireplace. The kitchen is fitted with a range of traditional oak-effect cupboards and drawers at both base and eye level, whilst allowing room for modern appliances. The family room has a utility area for additional storage and appliance space and a superb woodburner helps create a cosy atmosphere in the winter months. The cloakroom WC is fitted with a modern white suite.

On the first floor are four bedrooms (three doubles and a single). The master bedroom enjoys an en-suite shower room and lovely views towards East Hill. There is also a family bathroom, uPVC double glazing throughout and a gas central heating system.

To the front of the property is a well-stocked cottage-style garden with a pathway leading to the front door. The side garden has been paved with attractive Indian sandstone pavers, providing plenty of room for family and friends to enjoy outdoor dining/entertaining in the summer. The side and rear garden enjoy an excellent degree of privacy and seclusion and the garden bar/room creates additional room for entertaining, but could lend itself as a garden office or studio if preferred. There is also an expanse of lawn for children to run and play.

DIRECTIONS What3words:///organisms.forgotten.unicorns

SERVICES We understand all mains services are connected.

OUTGOINGS Council Tax Band C (as per Gov.UK Website on 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](https://www.ofcom.gov.uk/usagechecker/)

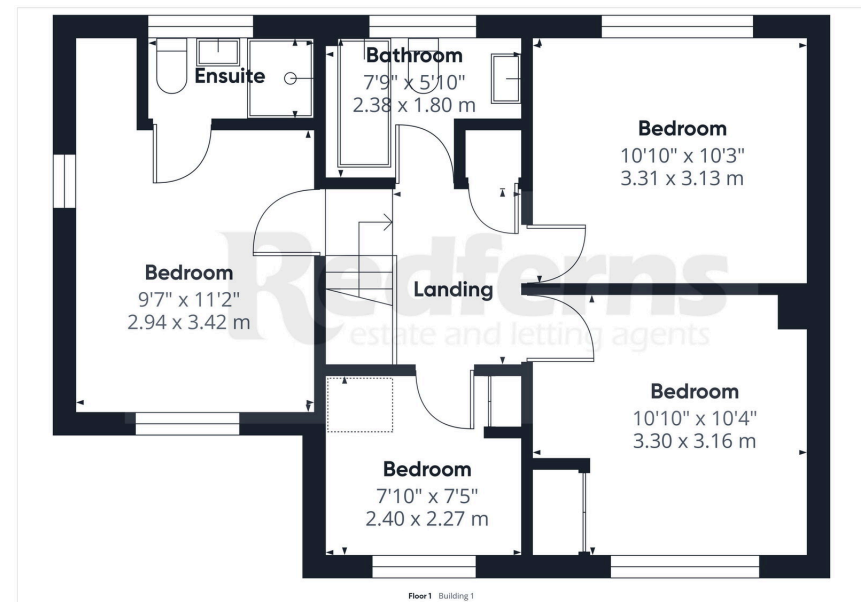
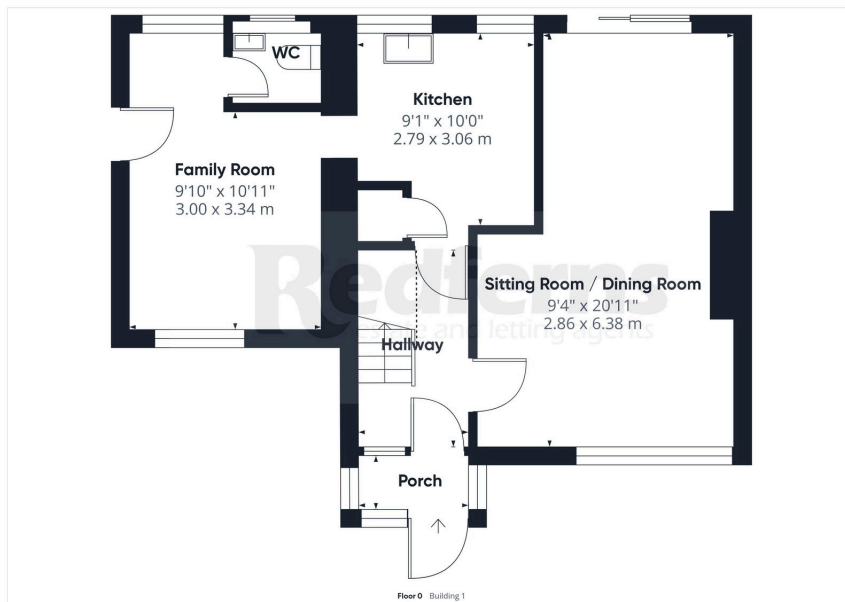
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- Corner plot
- Reception Hall
- Sitting room/dining room
- Kitchen
- Family room
- Four bedrooms
- Master ensuite and views
- Secluded garden
- Garage nearby
- No onward Chain



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