

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	63
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

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3 Bell Street, Otterton, Budleigh  
Salterton, EX9 7HS

GUIDE PRICE  
**£220,000**  
TENURE Freehold



**A Period Terraced Cottage Enjoying An Envidable Village Setting, Offered For Sale With No Onward Chain**

Entrance Hall \* Sitting Room \* Kitchen/Breakfast Room \* Rear Lobby  
Ground Floor Shower Room/Wc \* Two First Floor Bedrooms \* First Floor  
Bathroom/Wc \* Attractive Enclosed Rear Garden \* Offered For Sale With No  
Ongoing Chain

### 3 Bell Street, Otterton, Budleigh Salterton, EX97HS

Pennys are delighted to offer for sale this two bedroom terraced cottage located in the favoured East Devon village of Otterton. The cottage offers an ideal opportunity for either a permanent or holiday home retreat. We understand the roof was renewed in 2023, however the accommodation could now benefit from some general refurbishment.

#### LOCATION:

The village of Otterton is located on the East bank of the River Otter, east of the B3178 road and the Village of East Budleigh. The village is the home of Otter Mill, a water mill and craft centre, in addition with village also offers a good public house and primary school. There are local buses in the area and the larger coastal towns of Budleigh Salterton, Sidmouth and Exmouth, are close-by.

**THE ACCOMMODATION COMPRISES:** uPVC front door to:

**ENTRANCE HALL:** Tiled floor, wall mounted cupboard housing electric consumer units and meter, glazed panelled inner door to:

**SITTING ROOM:** Double glazed window to front aspect, tiled chimney recess and hearth with wooden fire surround, inset power sockets, cupboard housing water cylinder, night storage heater, door to:

**KITCHEN/BREAKFAST ROOM:** Fitted with single drainer sink unit with adjoining worktops with tiled surrounds, cupboards and drawer units beneath, electric cooker point, wall mounted cupboards, night storage heater, shelved larder style cupboard, double glazed window to rear aspect, part glazed door to:

**REAR LOBBY:** Tiled floor, plumbing for automatic washing machine, double glazed window with patterned glass to rear garden, door to:

**SHOWER ROOM/WC:** Comprising of shower cubicle with folding shower splash screen door, Mira shower unit with tiled cubicle, heated towel rail, WC with push button flush, two double glazed windows, tiled flooring, part tiled walls.

Stairs from the sitting room lead to:

**FIRST FLOOR LANDING:** Double glazed window to rear aspect, access to roof space, storage cupboard.

**BEDROOM 1:** Double glazed window to front aspect, floor to ceiling built-in wardrobes with triple sliding mirror fronted doors, clothes rail and shelf, night storage heater.

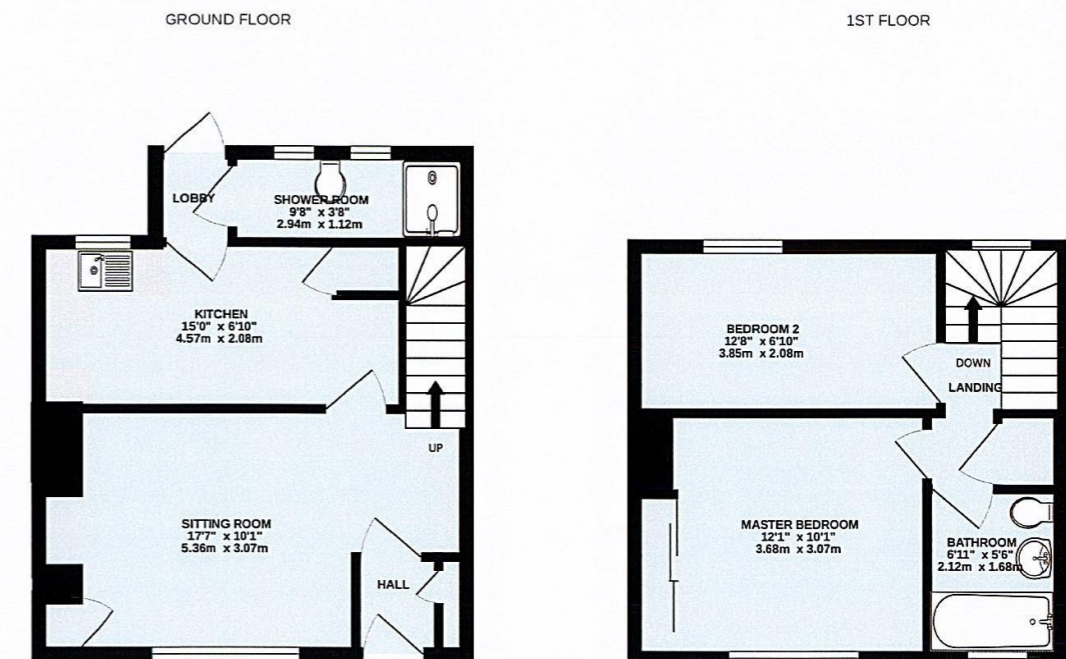
**BEDROOM 2:** Night storage heater, double glazed window to rear aspect.

**BATHROOM/WC:** Comprising of bath, pedestal wash hand basin, WC, tiling to splash prone areas, double glazed window to front aspect.

**OUTSIDE:** To the rear of the property there is an enclosed garden with raised shrub beds, artificial area of lawned garden and woodchip area, timber garden store, outside lighting. A pedestrian gate giving rear access to rear service lane.

**AGENTS NOTE:** The property is freehold, council tax band: C. Main electric water and drainage connected, on street parking subject to availability.

#### FLOOR PLAN:



3 BELL STREET, OTTERTON, DEVON EX9 7HS

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