



Beauvale Close, Ottery St. Mary, EX11 1ED

Guide Price £180,000

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This comfortable home offers its own private entrance, leading into a welcoming, spacious hallway that flows through to a bright and airy living room, with a feature living flame gas fireplace for those cosy winter evenings. There is also direct access to a front patio – ideal for relaxing or entertaining. The kitchen/dining room is fitted with a range of cupboards and drawers and generous worktop space, creating a practical and sociable area for cooking and dining. There are two comfortable double bedrooms, both with built-in wardrobes, and one benefits from French doors opening directly onto the rear garden, adding to the property's appeal. There is a family bathroom and a separate WC. Additional features include double-glazed windows and a modern gas central heating system, ensuring comfort and efficiency throughout the year.

To the front, there is a private patio area and a driveway providing off-road parking, which leads to a garage with an up-and-over door, light, and power. The flower bed to the left of the entrance path is bursting with specimen plants and shrubs, whilst the rear garden is extensively paved for ease of maintenance and a secluded area to enjoy outdoor dining. entertaining in the summer months.

Tenure

The property is freehold and also owns the freehold of the entire building, with the remaining flats held on leasehold arrangements. Full details are available upon request.

Directions: [What3words:///crouches.progress.firewall](#)

Ottery St Mary is renowned for its welcoming community and excellent amenities. Ottery St Mary offers the best of town and country living. You'll find supermarkets (including Sainsbury's), pubs, cafes, churches, banks, medical services, a hospital, and a sports centre all close by. Families will appreciate the highly regarded local schools, while commuters benefit from superb transport links – Exeter is just 10 miles away, Honiton (with mainline rail to London Waterloo) 6 miles, and the coast at Sidmouth is a mere 6 miles.

VIEWING By prior appointment with Redfern's 01404 814306

SERVICES All mains services are connected





- Spacious ground floor flat
- Reception hall with cloakroom W.C.
- Sitting room with feature fireplace
- Kitchen/dining room
- Two double bedrooms
- Front and rear gardens
- Driveway and garage
- Level walk into town
- No onward chain

