



Mill Street, Ottery St. Mary, EX11 1AD

Guide Price £199,500

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36 Mill Street is a spacious and characterful town cottage, conveniently situated in the heart of Ottery St Mary town centre and within level walking distance of the excellent amenities on offer. The property benefits from an excellent-sized rear garden, enjoying a good degree of sunlight throughout the day.

The well-proportioned accommodation begins with a useful entrance hall, leading through to the dining room which offers ample space for a family-sized dining table and chairs. The living room is a good size, with space for comfortable furniture and a feature fireplace. The kitchen is fitted with a range of white-fronted cupboards and drawers at both base and eye level, with space for modern appliances. From the kitchen, there is access to a useful side utility room providing additional appliance space and access to the rear garden. Also leading from the kitchen is a downstairs shower room, which includes plumbing for a washing machine.

Stairs rise to the first floor, which comprises two good-sized double bedrooms, with the main bedroom benefiting from a built-in storage cupboard. Both bedrooms offer plenty of space for wardrobes and chest of drawers. The roof was replaced 3 years ago with new felt and slates.

Outside, the rear garden is of a good size and enjoys plenty of sunlight throughout the day. It is mainly laid to lawn, with a patio area providing an ideal space for outdoor dining, and a summer house positioned at the bottom of the garden.

To the front of the property, there is on-street parking, and residents also have the option to purchase a permit for the nearby council car park, which is just a short walk away. The property is offered to the market with no onward chain, and an early inspection is highly recommended.

TENURE Freehold

VIEWING By prior appointment with Redferns on 01404 814306

SERVICES We understand all mains services are connected except gas.

OUTGOINGS Council Tax Band B

MOBILE AND BROADBAND COVERAGE Broadband is available to this property, for specific checks, please use this link checker.ofcom.org.uk

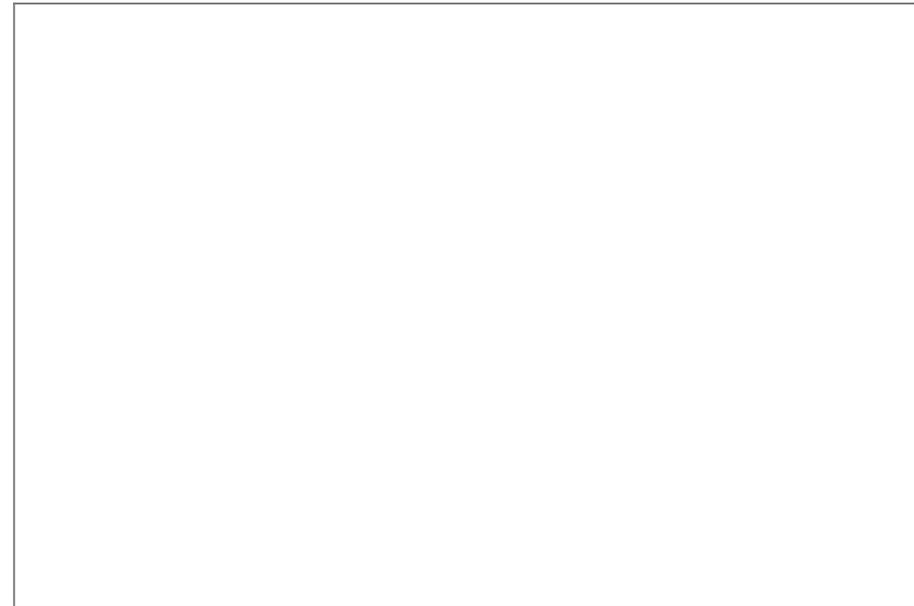
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- Characterful two-bedroom town cottage
- Spacious and well-proportioned accommodation throughout
- feature gas fireplace in the living room
- Excellent-sized rear garden enjoying plenty of sunlight
- Offered to the market with no onward chain
- Central Ottery St Mary location with level access to amenities
- Two good-sized double bedrooms
- Kitchen with utility room and downstairs shower room
- Patio area and summer house



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