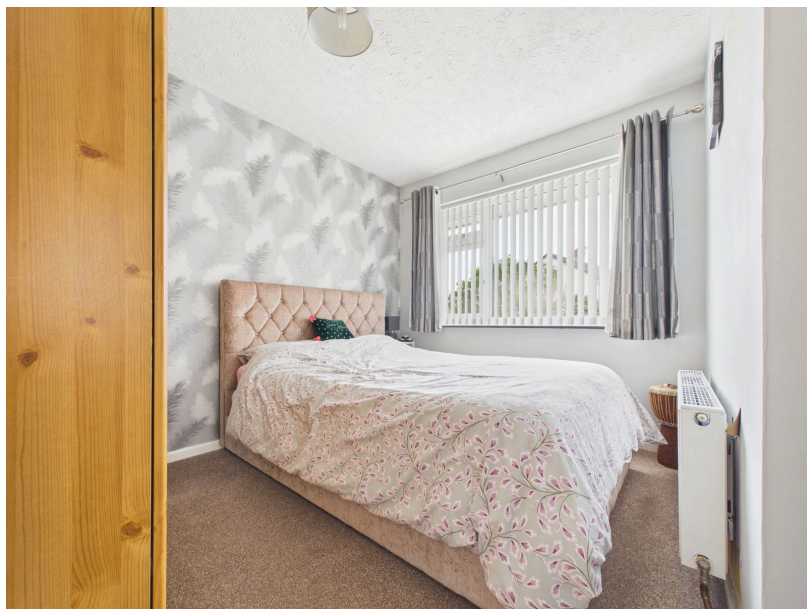




52 St. Budeaux Close, Ottery St. Mary, EX11 1HR

£285,000

3 1 1



St Budeaux Close is a mature residential area within this popular East Devon town, tucked away from the busy main streets yet within easy walking distance of excellent local amenities. A nearby footpath provides convenient access to local shops, and the primary school is just a short walk away.

The property offers well-proportioned, light and airy accommodation, beginning with a useful entrance hall that leads into a welcoming sitting room. This room features an electric fireplace and provides ample room for comfortable seating, creating an ideal setting for relaxation.

The well-equipped kitchen is fitted with a comprehensive range of modern cupboards and drawers at both base and eye level, incorporating an eye-level oven, electric hob with overhead extractor and attractive granite-effect worktops, which offer generous space for food preparation, while the adjoining conservatory/dining room creates a sociable and versatile area, perfect for cooking, dining, and entertaining family and friends. French doors open directly onto the rear garden, enhancing the sense of space and connectivity.

On the first floor are three bedrooms, and the family bathroom features a stylish neutral suite. The loft is partly boarded, offering additional storage. The property further benefits from uPVC double glazing throughout and a modern gas central heating system.

The rear garden has been thoughtfully designed with ease of maintenance in mind. An attractive grey slabbed patio provides an excellent space for outdoor entertaining, while a level lawned area to the side adds a pleasant contrast and a welcome splash of greenery.

To the front of the property, there is a generous level driveway providing off-road parking for two vehicles in tandem. This leads to a single garage, which can be accessed via a pedestrian door and offers excellent storage space or potential for conversion/extension, subject to the necessary planning permissions.

To the left of the driveway, a gravelled frontage replaces the traditional lawn, creating a low-maintenance and attractive approach.

Ottery St Mary is one of the most pleasant and friendly small towns in East Devon with many amenities, shops, including Sainsbury's, pubs, churches, very good schools, medical centre, local hospital, recreational activities, sports centre and bus services. Although surrounded by beautiful open countryside it is particularly accessible; 6 miles to the coast at Sidmouth, Exeter 10 miles (M5 junction) with the A30 dual carriageway giving swift access. Honiton is 6 miles with further shops, amenities and a mainline station (Waterloo-Exeter).

VIEWING Through Redferns 01404 814306

TENURE Freehold

SERVICES All main services are connected

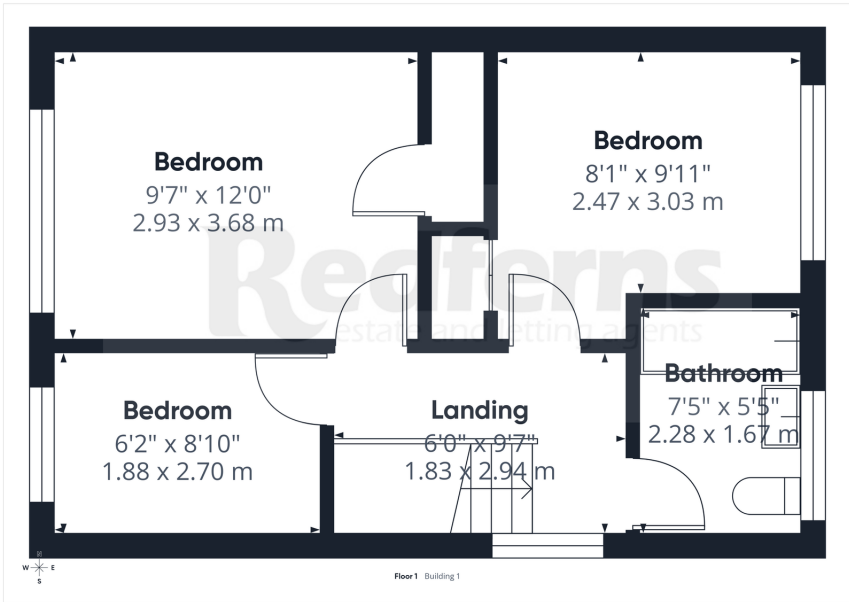
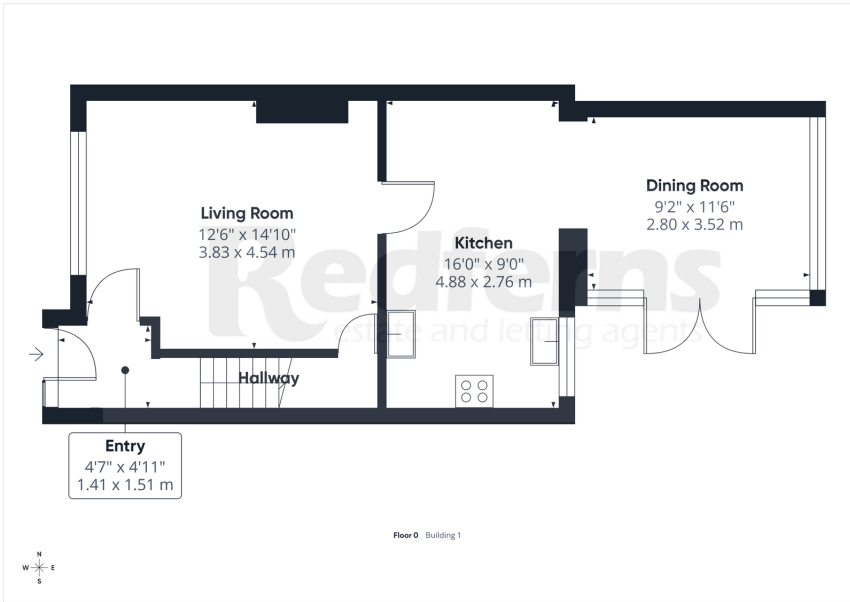
OUTGOINGS Council tax band C

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





- 3 Bedroom Semi Detached House
- Conservatory
- Level gardens designed for low maintenance
- Single garage with driveway
- Open plan Kitchen/ Conservatory Dining area



Ottery St. Mary | 01404 814 306
 Exeter | 01392 984 511
 Sidmouth | 01395 512 544

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