



Butts Road, Ottery St. Mary, EX11 1EL

Guide Price £262,500

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Butts Road is situated on the eastern outskirts of the town, yet is still within walking distance of the town centre and its range of independent shops and supermarkets. The A30 dual carriageway provides swift access to the Cathedral city of Exeter, M5 and the coast.

The house was built in 2014 by the highly regarded Redrow Homes and finished with quality fixtures and fittings throughout including the latest thermal properties, creating an efficient home to run.

The house itself is light and airy throughout, wonderfully presented and the accommodation includes a hallway with a storage cupboard and a further laundry cupboard under the stairs with space and plumbing for a washing machine.

The kitchen has been well fitted to include a variety of white gloss storage cupboards and drawers with complementary work surfaces and an inset sink. There is a range of modern integral appliances, including fridge freezer, eye-level oven and grill, as well as a gas hob with extractor fan above.

The spacious living room provides ample space for good sized furniture and a dining table. Large windows and sliding patio doors provide a pleasant aspect of the garden and surrounding countryside.

On the first floor, there are two double bedrooms, both benefitting from built-in storage cupboards and stylish en-suite shower rooms. The house also benefits from gas central heating and uPVC double glazing, creating a cost-efficient home to run.

To the outside, the house is approached by a brick paved driveway providing off-road parking in front of the house. An archway to the side leads through to the rear and provides access to the rear garden via a pedestrian gate. The rear garden enjoys a pleasant outlook and a good degree of sunlight, particularly in the afternoon. It has a paved patio and a timber shed.

VIEWING By prior appointment with Redfern's 01404 814306

TENURE Freehold

SERVICES We understand mains services are connected.

OUTGOINGS Council Tax Band C (as per Gov.UK Website on the date of first listing)

AGENTS NOTE: Data Protection Act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as a passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.





- A wonderfully presented house
- Entrance Hallway with storage cupboard and laundry cupboard
- Spacious living room with patio doors to the rear
- Gas central heating, uPVC double glazing
- Allocated parking space at the front
- Located on a popular residential estate
- Ground floor cloakroom/ w.c, Kitchen
- Two double bedrooms both with ensuite shower rooms
- Rear garden with pleasant outlook and paved patio
- Fibre broadband to the premises



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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