



West Hill

Guide Price £230,000

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Perrys Manor is a period house, divided some years ago into four flats, located in a quiet, tucked-away village location but within just a short walk from most of the excellent local amenities such as the mini supermarket, which is open seven days a week and with a post office. The A30 dual carriageway is also within easy reach, providing swift access to the Cathedral city of Exeter, M5 and the coast.

Apartment 3 occupies a desirable ground-floor position and offers well-presented, comfortable accommodation throughout. The property features an entrance hall with a cloakroom, W.C., a charming sitting room with a feature fireplace, and a dining room/sun room that opens directly onto the garden via French doors. There are two bedrooms, a stylish bathroom with both bath and separate shower, and an attractive, well-fitted kitchen. All principal rooms enjoy lovely views across the private gardens, which truly must be seen to be appreciated. The majority of windows are double-glazed, and the property benefits from a modern gas-fired central heating system.

Externally, the apartment enjoys a particularly generous, sunny and mature private south-facing garden, with a pedestrian path leading to a single garage. There are paved patio areas allowing outdoor dining/entertaining to be enjoyed throughout the summer months in a good degree of privacy. In addition to the private garden, there is a communal garden for drying washing, along with a communal garden/bike store.

Overall, this is a rare opportunity to acquire a ground-floor apartment in an exceptional village setting, complemented by beautifully maintained gardens.

West Hill is a highly sought-after village set in the beautiful East Devon countryside, just a short distance from the historic market town of Ottery St Mary. The village offers an excellent range of everyday amenities, including a well-stocked village shop and post office, popular public house, church, primary school, village hall and tennis courts, making it ideal for both families and retirees.

Surrounded by rolling countryside and woodland, West Hill is known as the woodland village and provides superb opportunities for walking and outdoor pursuits, while retaining a strong sense of community. Despite its tranquil setting, the village enjoys excellent transport links, with easy access to the A30, M5 motorway, Exeter city centre, and mainline rail services at nearby Whimple and Honiton. Exeter Airport is also within easy reach.

Combining rural charm with modern convenience, West Hill remains one of East Devon's most desirable village locations.

VIEWING By prior appointment with Redferns 01404 814306

SERVICES We understand mains services are connected.

OUTGOINGS Council Tax Band D

TENURE FREEHOLD. 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///birds.wonderful.pupils

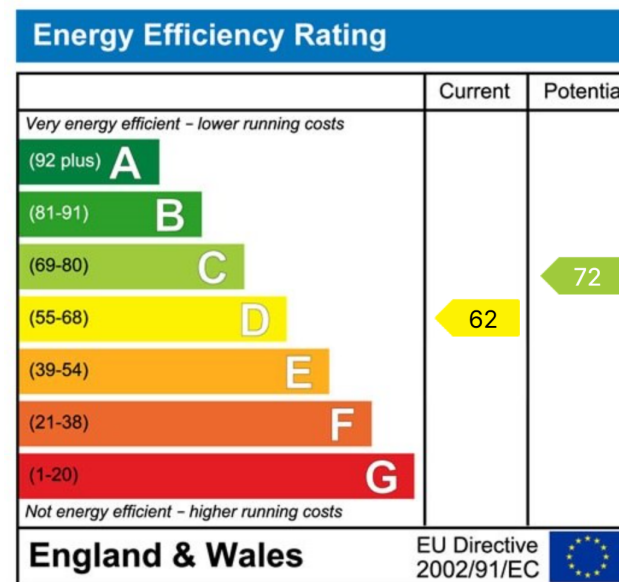
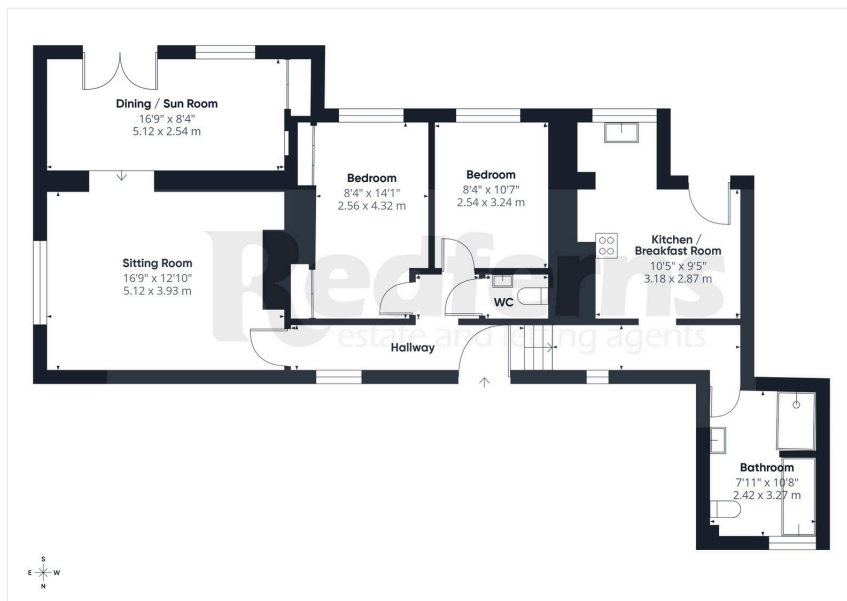
AGENTS NOTE: Data Protection Act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing to a sale.

Photographic identification such as a passport or driving licence, proof of residence, utility bills, and a recent official photograph.





- Attractive ground-floor apartment
- Two well-proportioned bedrooms and
- French doors opening directly onto a private garden
- Generous private garden
- No chain
- Quiet prestigious village location
- Spacious sitting room with feature fireplace
- Well-fitted kitchen with garden views
- Spacious single garage



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