



Yonder Street, Ottery St Mary, EX11 1HD

Guide Price £185,000

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Yonder Street is situated in an excellent and highly convenient location, within a level walk of the town centre with its range of independent shops, cafés, supermarkets and amenities. The A30 dual carriageway is also within easy reach, providing swift access to the Cathedral City of Exeter, the M5 and the coast.

The property itself offers well-proportioned accommodation throughout, briefly comprising an entrance porch leading into a spacious sitting room featuring a window seat and a pleasant outlook. The kitchen/dining room is comprehensively fitted with an extensive range of oak-effect cupboards and drawers at both base and eye level, complemented by granite-effect work surfaces with inset hob and integrated single oven. There is ample space for a family dining table and chairs, along with a sun room/study enjoying attractive garden outlooks. A family bathroom fitted with both a bath and separate double shower cubicle completes the ground floor.

On the first floor are two spacious double bedrooms, with the main bedroom further benefitting from a feature fireplace. A generous loft space offers clear potential for conversion into additional accommodation, subject to the necessary planning permissions and consents. The property also benefits from a gas central heating system and double glazing throughout.

The rear garden is a particularly appealing feature, having been landscaped with ease of maintenance in mind, incorporating quality artificial lawn and gravelled areas. Measuring over 60ft in length, it provides an excellent degree of privacy and ample space for outdoor dining and entertaining, together with a brick-built garden store.

TENURE Freehold

VIEWING By prior appointment with Redferns on 01404 814306

SERVICES We understand all mains services are connected

OUTGOINGS Council Tax Band B

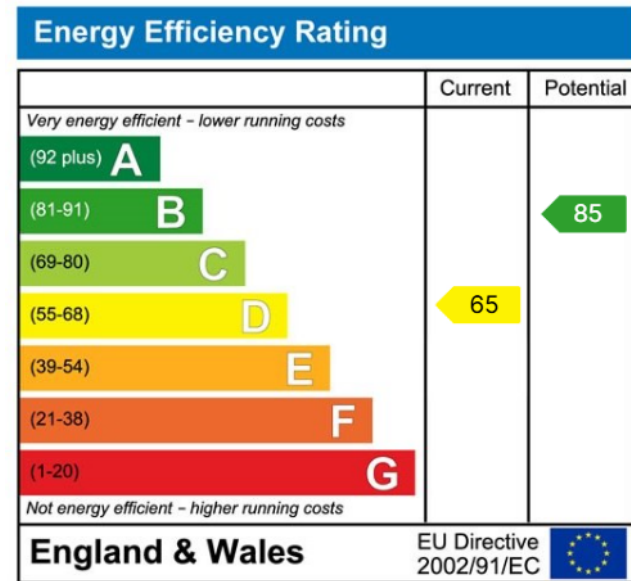
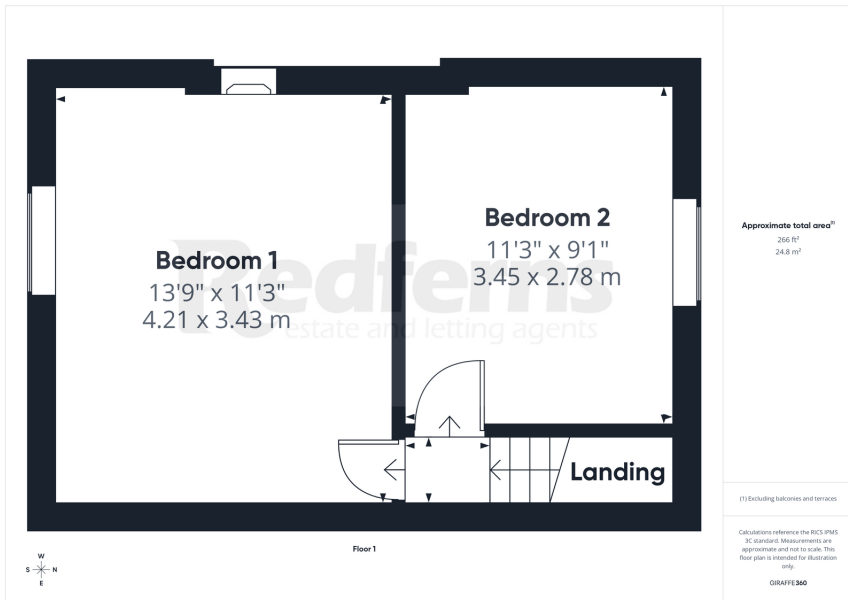
MOBILE AND BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use this link checker.ofcom.org.uk

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 passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence





- Highly convenient location
- Two spacious double bedrooms
- Kitchen/dining room with oak-effect units
- Family bathroom with bath & double shower
- 60ft+ rear garden offering excellent privacy
- Excellent access to Exeter, M5 and the coast
- Generous sitting room
- Sun room/study
- Potential for loft conversion (STPP)
- Gas central heating & double glazing



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