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5 Tip Hill, Ottery St Mary, EX11 1BE

Guide Price £167,500

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Tip Hill is situated close to the heart of Ottery St Mary within a short walking distance of the town centre and all its excellent amenities including independent shops, Sainsburys, medical centre, local hospital, pubs, the well renowned King's School and much more. The property would make an ideal first-time purchase or investment.

Number 5 enjoys well-proportioned accommodation including an entrance hall leading through to the light and airy living room that benefits from a feature fireplace. The spacious dining room allows plenty of space for a family dining table and chairs with a storage cupboard located under the stairs. The kitchen is well-equipped with a range of white-fronted cupboards and drawers both at base and eye-level enhanced by plenty of worksurface. A downstairs shower/bathroom concludes the ground floor.

On the first floor are two good sized bedrooms one with fitted wardrobes and a family bathroom. The third good sized bedroom is on the second floor.

The property also benefits from gas central heating system.

To the outside, there is easily accessible unreserved parking with affordable permit car parks nearby if required. To the rear of the property, immediately off the kitchen, is a private enclosed courtyard.

SERVICES We understand all mains services are connected.

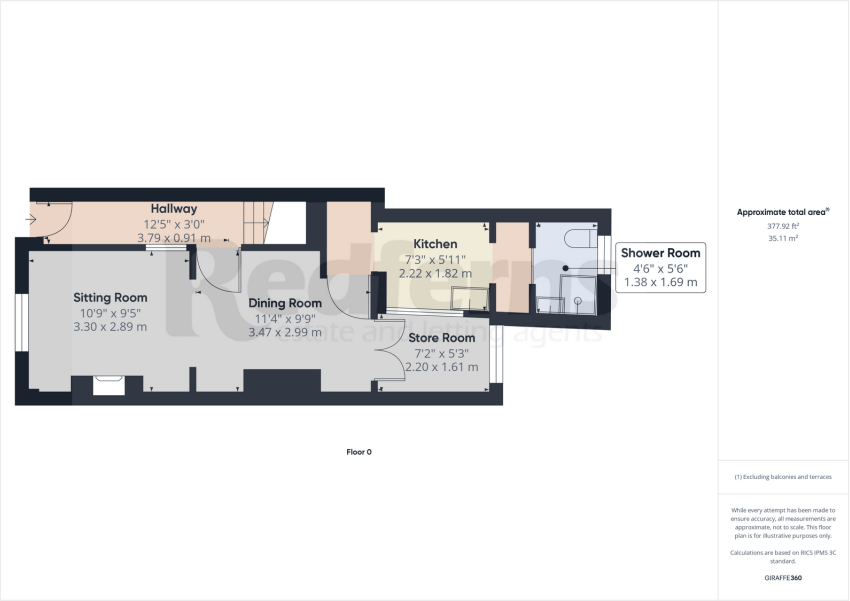
OUTGOINGS Council Tax Band B (as per Gov.UK Website at the date of first listing)

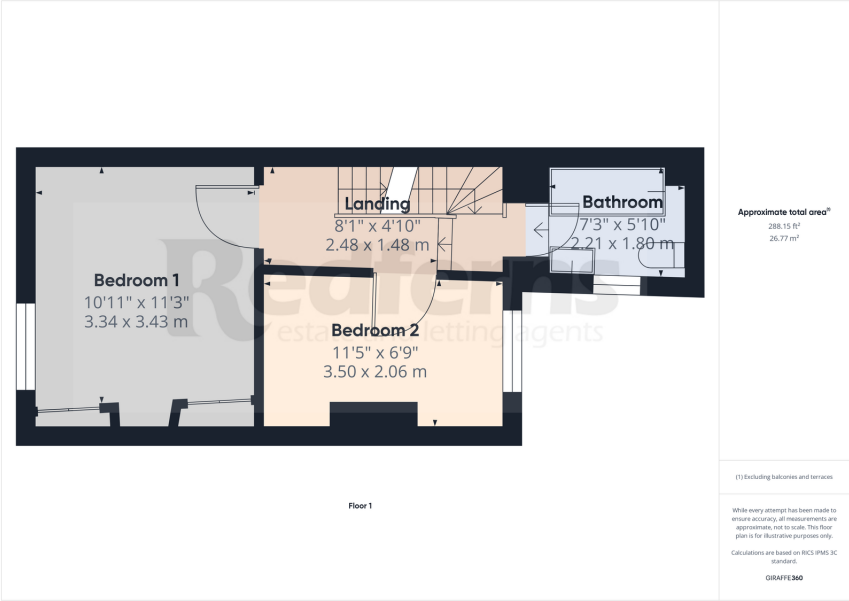
MOBILE AND BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use this link checker.ofcom.org.uk

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

IMPORTANT NOTICE 1. Every care is taken in preparing these particulars but they do not constitute nor constitute any part of an offer or a contract. They are prepared in good faith but they are for guidance only and intended to give a fair description of the property. 2. Statements contained in these particulars are not to be relied on as statements or representations of fact and are made without responsibility on the part of the agents or vendor. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each statement. The vendor does not make or give and neither the agents or their employees have authority to make or give any representation or warranty in relation to the property or its use. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These must be verified by any intending purchaser. 4. All properties are offered subject to contract and being unsold. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting any property which has been sold, let or withdrawn.5. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 6. Descriptions of a property are inevitably subjective but we endeavour to make our particulars accurate. If there are any points of particular importance please contact us before viewing and we will be pleased to check or clarify information.

- No onward chain
- 3 Generous bedrooms
- Central Heating
- Courtyard
- Feature Fireplaces





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