



2 Washbrook View, Guide Price £500,000

5 2 2



A substantial five-bedroom detached home, situated in a sought-after cul-de-sac within the desirable town of Ottery St Mary, and conveniently positioned within walking distance of the excellent town amenities and surrounding countryside walks.

TENURE Freehold

VIEWING By prior appointment with Redferns on 01404 814306

SERVICES We understand all mains services are connected

OUTGOINGS Council Tax Band E.

MOBILE AND BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use this link [checker.ofcom.org.uk](https://www.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be accepted for any expenses incurred by any intending purchaser in inspecting any property which has been sold, let or withdrawn. 5.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.

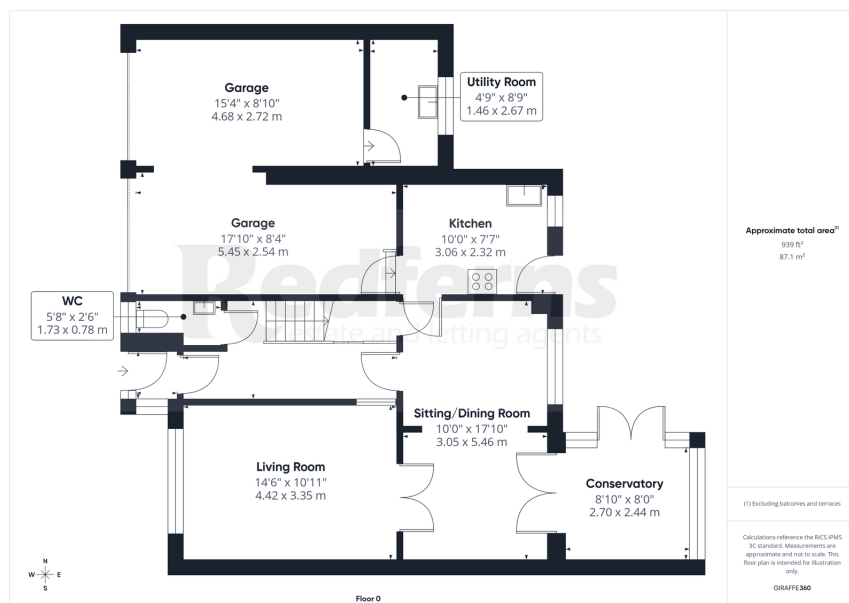
Redferns is a trading name of Redferns Ottery St Mary Limited Registered in England and Wales 4817078

Registered Office 8 Mill Street, Ottery St Mary, Devon EX11 1AD



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

- A Substantial Detached Family Home
- Good Sized Living Room
- Conservatory
- Double Garage and Driveway
- Five bedrooms
- Seperate Sitting/Dining Room
- Kitchen and Utility Room
- Good Sized Garden



Ottery St. Mary
Exeter
Sidmouth

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