



8 Sandhill Street, Ottery St. Mary, EX11 1EF

Guide Price £175,000

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A lovely cottage with period features, enjoying high ceilings and feature fireplaces, along with well-proportioned accommodation briefly comprising; reception hall with attractive oak flooring leading to the good size sitting room with feature fireplace and spacious kitchen/diner fitted with a range of cupboards and drawers at both base and eye level whilst allowing room for modern appliances. The attractive timber effect worktops allow plenty of room for food preparation, and an understairs storage cupboard would provide a useful pantry. The ground-floor bathroom is fitted with a modern white suite.

On the first floor are two double bedrooms and a large loft space provides the potential to convert into further accommodation if ever required, subject to the necessary planning permissions and consents. The house also benefits from modern uPVC double glazing and gas central heating. There is a secluded courtyard garden

Unreserved parking is available along the road and permits in the local council car park situated within walking distance (parking fees apply - contact East Devon District council for further information)

Ottery St Mary is one of the most pleasant and friendly small towns in East Devon with many amenities, shops, pubs, churches, good schools, post office, a medical centre, recreational activities, sports centre, and bus services. Although surrounded by beautiful open countryside it is particularly accessible; within 6 miles of the coast at Sidmouth, Exeter 10 miles (M5 junctions) with the new A30 dual carriageway giving swift access and Honiton 6 miles with further shops, amenities and mainline station (Waterloo-Exeter).

VIEWING By prior appointment with Redferns 01404 814306

SERVICES All mains services are connected

OUTGOINGS Council Tax Band A

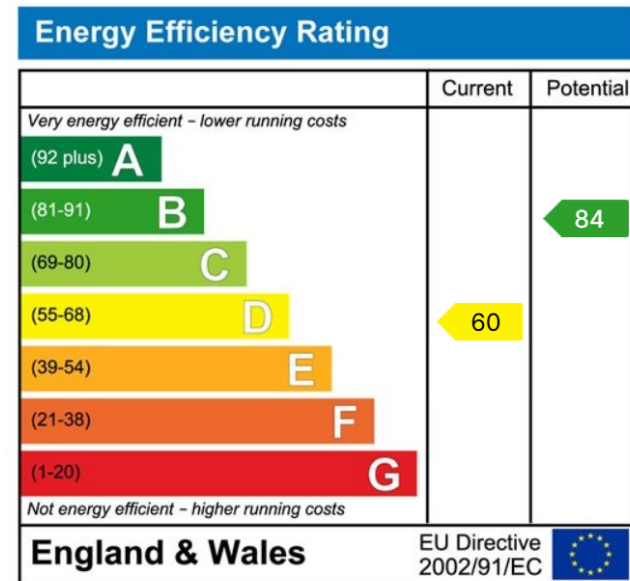
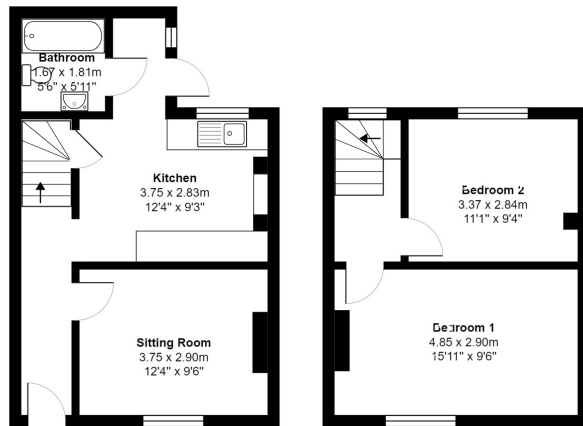
TENURE Freehold

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.





- Reception hall
- Spacious kitchen/diner
- Two double bedrooms
- Good size sitting room
- Ground-floor bathroom fitted with a modern white suite
- Large loft space provides the potential to convert STP
- Modern uPVC double glazing and gas central heating.



Ottery St. Mary | **01404 814 306**  
 Exeter | **01392 984 511**  
 Sidmouth | **01395 512 544**

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