



23 Longdogs Lane, Ottery St Mary

Guide Price £285,000

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Longdogs Lane is a mature and popular cul-de-sac situated close to the heart of town with an excellent range of independent shops, cafes, supermarket etc. The outstanding primary and secondary schools are also within walking distance, and the A30 dual-carriageway is within easy reach providing swift access to the Cathedral city of Exeter, M5 and the coast.

The property itself enjoys well-proportioned accommodation and includes an entrance porch with spacious reception hall. The kitchen is fitted with a range of handleless grey gloss fronted cupboards and drawers both at base and eye level, whilst incorporating a range of integrated appliances including a dishwasher, electric oven and induction hob. There is further space for a American style fridge freezer and the kitchen offers an excellent amount of work surface perfect for food preparation. There is a separate utility space offering additional storage, a further stainless steel sink and appliance space and a ground floor W.C. An archway from the kitchen leads to the dining/breakfast area providing ample space for a large family dining table and chairs with doors to the utility and conservatory. The sitting room is an excellent size with doors to the conservatory. The dining room is currently being used as children's playroom although there is the ability to be a formal dining room if ever required. The conservatory provides access to the rear garden and enjoys pleasant views of the garden and beyond including the church. On the first floor are three good sized bedrooms and a stylish family bathroom fitted with a modern white suite. The property benefits from uPVC double glazing and a modern gas central heating system. The property lends itself to be extended in a variety of ways subject to the necessary planning permission/consents.

To the front of the property is a driveway providing off road parking with a useful EV car charging point and access to the garage. The rear garden is a lovely size with several paved and gravelled areas providing plenty of room to enjoy outdoor dining/entertaining in the summer months. There is a large timber garden shed and an expanse of lawn perfect for children to use. The garden enjoys a good degree of sunlight and privacy as well as pleasant views across the town towards the church.

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

VIEWING By prior appointment with Redferns 01404 814306

TENURE Freehold

SERVICES We understand mains services are connected.

OUTGOINGS Council Tax Band C

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





- Spacious Entrance Hall
- Kitchen
- Living Room
- Dining Room
- Utility Space. W.C.
- Conservatory
- Three Bedrooms
- Bathroom
- South Facing Rear Garden • Driveway, Garage & EV Charging Point



Ottery St. Mary
Exeter
Sidmouth

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