



Butts Road, Ottery St. Mary, EX11 1EL

Guide Price £440,000

4 1 2



Butts Road is situated on the Northern outskirts of the town and is one of the most desirable, mature residential areas with swift access into Ottery with all its excellent local amenities. The property also benefits from being within The Kings School catchment area.

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).

The house itself enjoys spacious accommodation including an entrance porch, hallway with storage cupboard under the stairs and a cloakroom/WC. The sitting and dining room are open plan, creating a lovely light and airy feel. The kitchen has been fitted with a range of storage cupboards and drawers with complimenting work surfaces, small breakfast bar and attractively tiled surrounds. There is a inset stainless steel sink and a range of integrated appliances including an electric oven and hob. The good sized utility room provides extra work surfaces, storage cupboards, an additional sink as well as space for appliances such as a tall standing fridge freezer, washing machine and a dishwasher or tumble dryer. A door leads out to the garden and another into the integral garage which has power and lighting.

On the first floor are four good size bedrooms, with two of the principle bedrooms benefiting from built in wardrobes. The spacious family bathroom is fitted with a white suite and the property also benefits from pvcu double glazing and an efficient gas fired central heating boiler.

Outside, the house is approached via a driveway which provides off road parking for two vehicles in front of the garage. The front garden has been landscaped with decorative paving and shingle areas bordered by mature shrubs. A pedestrian gate to the side leads to the rear garden which enjoys an excellent degree of afternoon/evening sunlight as well as a pleasant open aspect. The garden has been well landscaped with paved pathways and two timber decks providing an ideal space for outside dining in the summer months, the garden is well stocked with a variety of plants and shrubs providing plenty of colour year round. There is also a large timber shed and an outside tap.

TENURE Freehold

VIEWING By prior appointment with Redferns on 01404 814306

SERVICES We understand all mains services are connected

OUTGOINGS Council Tax Band D.

MOBILE AND BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use this link [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

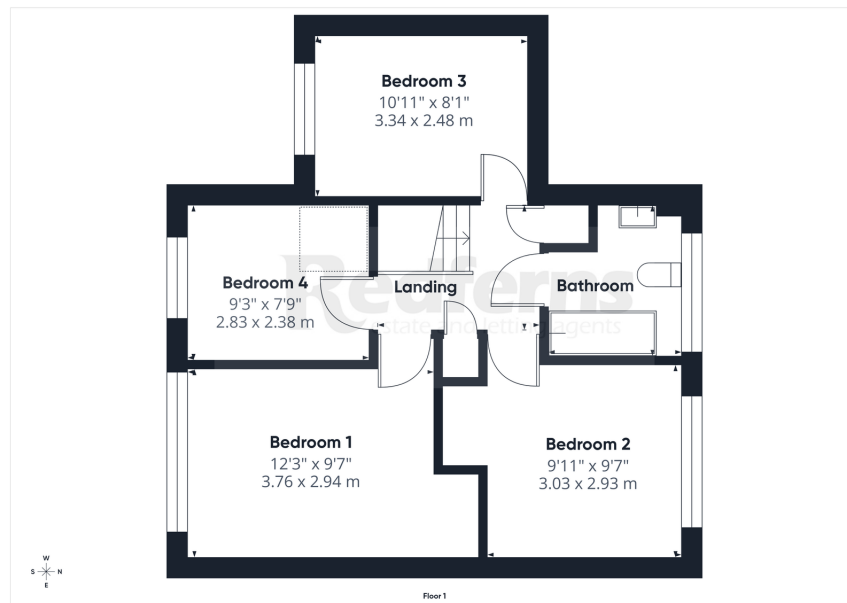
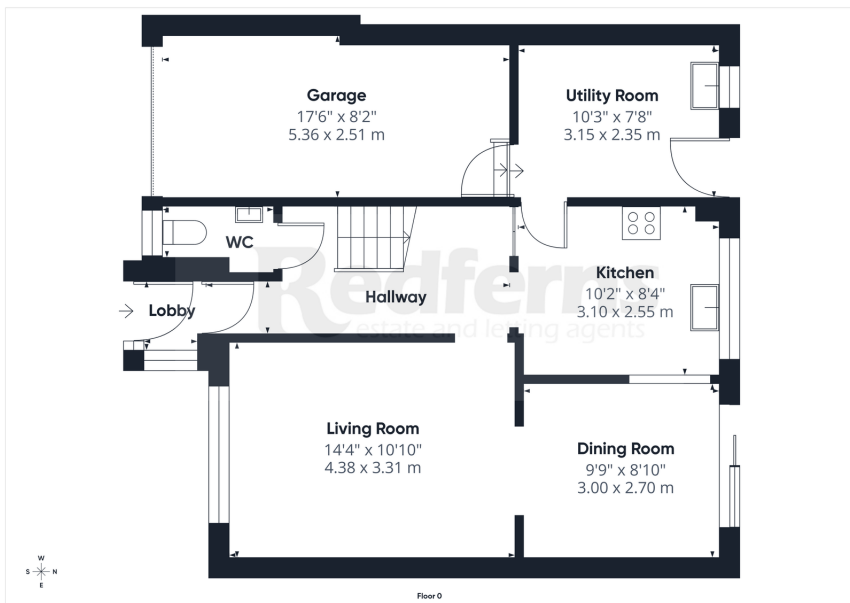
AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue 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





- A spacious detached house
- Entrance lobby, hallway, ground floor cloakroom
- Spacious sitting room with separate dining room
- uPVC double glazing and gas central heating
- Generously sized landscaped rear garden
- Popular location within walking distance of the town
- Kitchen with integral appliances, utility Room
- Four good sized bedrooms and a family bathroom
- Driveway providing off road parking
- No onward chain



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

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