



HARRISON
LAVERS &
POTBURY'S

7 The Green Otterton EX9 7HQ

Guide Price

£225,000 FREEHOLD

Situated in the centre of this picturesque East Devon village, an attractive, three bedroom thatched cottage with south facing rear garden.

This period, three bedroom Grade II listed cottage forms part of a most attractive terrace which is situated in this picturesque and historic village. Otterton is surrounded by some beautiful Countryside and is conveniently situated for the coastal resorts of both Sidmouth and Budleigh Salterton. The village offers a range of facilities including a church, village hall, primary school, community shop and the well renowned Kings Arms public house, along with the popular Otterton Mill which houses a craft centre, restaurant and bakery. Within a short stroll there are riverside walks along the Otter to Budleigh Salterton.

The cottage has three bedroom accommodation arranged over two floors and is now in need of general modernisation throughout.

On entering the cottage, the hall has the stairs rising to the upper floor and doors to both the sitting room and separate dining room. Both rooms enjoy an outlook to the front aspect, the sitting room having a window seat and stone fireplace and both rooms have storage cupboards. The kitchen is to the rear of the cottage and overlooks the garden and has storage cupboards, a sink unit and work surface along with space for an electric cooker and washing machine.





An adjoining rear hall has a back door to the garden and there is a separate shower room which is fitted with a white suite.

To the first floor there are three bedrooms, all having an outlook to the front aspect over the Green.

The garden is of a good size, facing in a southerly direction. Adjoining the cottage is an area of lawn with three good size garden stores. Further areas of garden are gently sloping with shrubs, lawn and an aluminium greenhouse.

SERVICES Electricity, water and drainage are connected.

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available with predicted ultrafast speeds of up to 1800 mbps. Outdoor mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom.

OUTGOINGS We are advised by East Devon District Council that the council tax band is C.

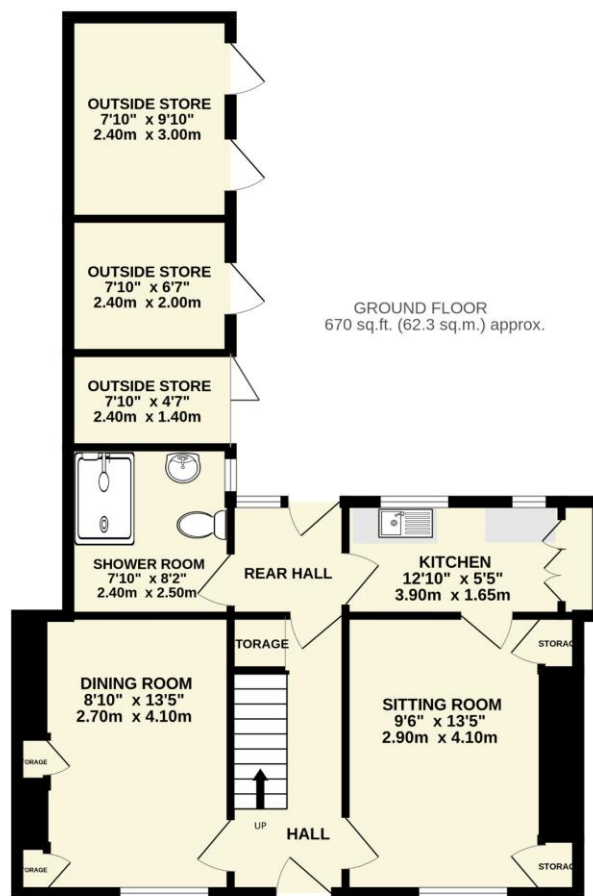
EPC: F

POSSESSION Vacant possession on completion.

REF: DHS02586

VIEWING Strictly by appointment with the agents.



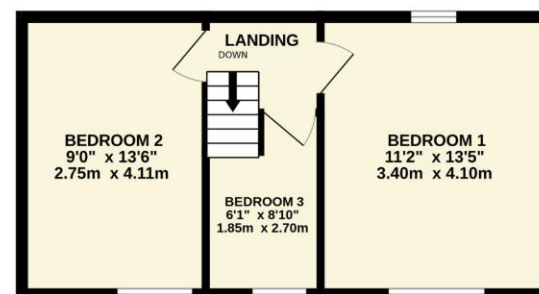


TOTAL FLOOR AREA : 1019 sq.ft. (94.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third parties without your consent. The Agent has not tested any apparatus, equipment, appliance, fixtures, fittings or services and so cannot verify that they are in working order, or fit for the purpose. A Buyer is advised to obtain verification from their solicitor and/or surveyor. References to the tenure/outgoings/charges of a property are based on information supplied by the seller - the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in photographs/floor plans are not included unless specifically mentioned within the sale particulars. They may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on a journey to view a property.



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