



2 The Old Fire station, Batts Lane, Ottery St. Mary, EX11 1YY

Guide Price £254,950

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This iconic building has been part of the town's interesting history and is now a beautiful home. The convenient location in the heart of town allows an easy level walk into the town centre and all the amenities, including a variety of independent shops and supermarket. The A30 dual carriageway is also within easy reach, providing swift access to the Cathedral city of Exeter, M5 and the coast.

The property has been thoughtfully converted, retaining its period character with arched windows, while providing a modern and contemporary home over three floors using the latest thermal properties and central heating, creating an efficient home to run. The well-proportioned accommodation briefly comprises: reception hall with a boot/utility room or office, a ground-floor double bedroom, along with a full bathroom which is fitted with a stylish white suite.

The first floor is the spacious sitting room with feature windows and the well-appointed kitchen, which is comprehensively fitted with a range of quality cupboards and drawers and both base and eye level whilst incorporating modern appliances. The attractive worktops allow plenty of room for food preparation, pleasing any keen cook.

There are two further double bedrooms and a stylish shower room on the second floor. The property benefits from fully double-glazed windows and a with a new gas central heating system. The large loft space provides plenty of storage space and potential to convert into further accommodation if ever required, subject to the necessary planning/building consents. To the front of the property is an attractive brick-paved driveway providing off-road parking for each property.

Viewings are strongly advised as soon as possible

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).

VIEWINGS By prior appointment with Redferns on 01404 814306

DIRECTIONS What3words///albatross.harps.motivator.

SERVICES We understand all mains services are connected

OUTGOINGS Council Tax Band C

TENURE Freehold

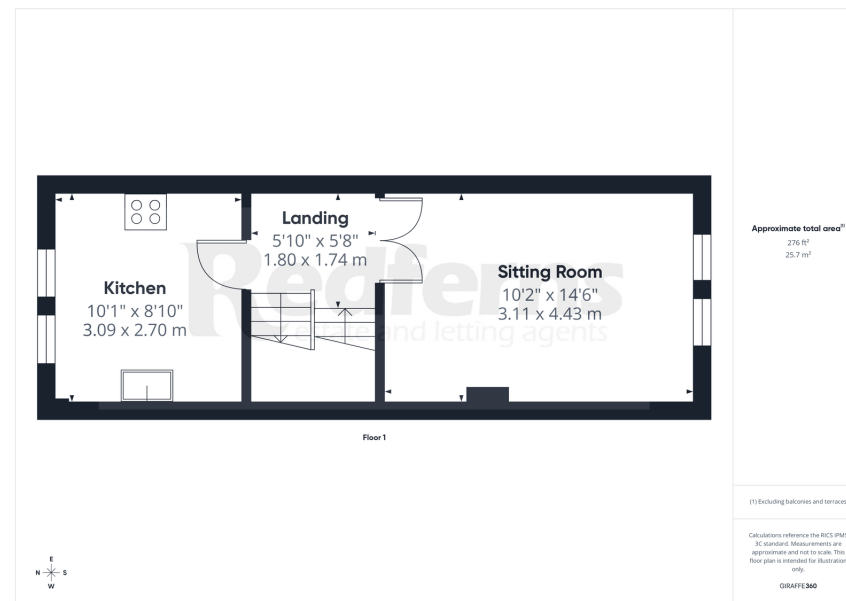
MOBILE & BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use checker.ofcom.org.uk

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.





- Reception Hall / Utility Room or Office
- Feature arched windows
- Two Further double bedrooms
- Gas central heating and double glazed windows
- Level walk into town
- Ground Floor bedroom & bathroom
- Kitchen with integrated appliances
- Off Road Parking
- No onward chain



Ottery St. Mary | 01404 814 306
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