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17 Silver Street, Ottery St. Mary, EX11 1DB

Guide Price £650,000

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A substantial, elegant and characterful Grade II Listed double-fronted cottage, offering 2,677 sq ft of well-proportioned accommodation over three floors, together with a large south-westerly facing walled garden.

The property is situated in the heart of Ottery St Mary, just a short distance from the impressive St Mary's Church, which forms an important focal point within the town, together with the excellent range of amenities on offer. These include a Sainsbury's supermarket and highly regarded primary and secondary schools.

An entrance porch opens into a welcoming hallway, incorporating a useful study area. From the hallway, access is provided to a family room and a spacious sitting room, providing ample space for lounge furniture and featuring a log burner and attractive display arches. A further reception room offers excellent flexibility and could be used as either a formal dining room or home office.

The kitchen is situated to the rear of the property and is fitted with a range of white-fronted cupboards and drawers at both base and eye level, together with space for modern appliances and a gas-fired Rayburn. The adjoining dining area is an excellent size, providing ample space for a large family dining table and chairs. A useful separate utility room adjoins the kitchen, whilst beneath the stairs is a cloakroom with access to the cellar.

The first floor provides four double bedrooms, one of which benefits from a dressing room, together with a family bathroom and separate WC. The fifth bedroom is located on the second floor and is accompanied by an en-suite shower room and useful eaves storage.

To the rear of the property is an enclosed, south-westerly facing walled garden. A patio immediately adjoins the rear of the house and leads onto an area of lawn, complemented by mature shrub borders. The garden also incorporates useful garden store, a vegetable plot, fruit trees and a garden shed positioned towards the far end.

VIEWING By prior appointment with Redferns 01404 814306

SERVICES We understand mains services are connected.

OUTGOINGS Council Tax Band E

TENURE Freehold

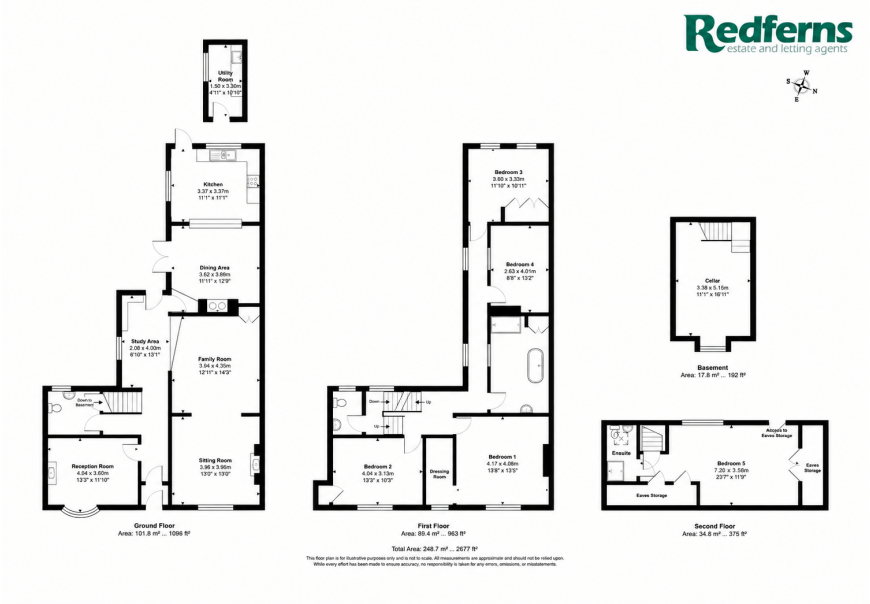
AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue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

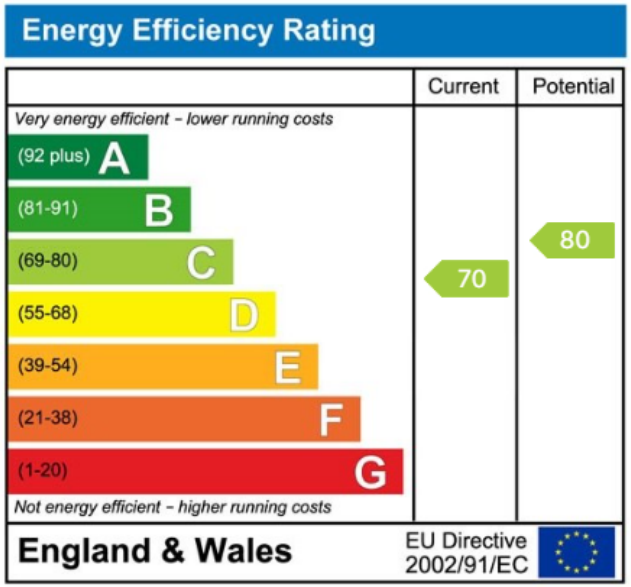






- Grade II Listed double-fronted character cottage
- Five double bedrooms
- Flexible additional reception room
- Large family dining area and separate utility room
- Generous south-westerly facing walled garden
- Impressive 2,677 sq ft of accommodation
- Spacious sitting room with log burner
- Well-equipped kitchen with gas-fired Rayburn
- Central Ottery St Mary location close to amenities and schools





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

www.redfernsproperty.co.uk | sales@redfernsproperty.co.uk

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