



Windrush Rise, Ottery St Mary, Devon, EX11 1YB,
Guide Price £230,000

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Windrush Rise is a popular and mature residential area situated close to the town centre and all its excellent amenities. Its elevated position takes advantage of pleasant country views.

The property itself creates a lovely home with modern fixtures and fittings throughout. The well-presented and proportioned, light and airy accommodation briefly comprises a spacious sitting room with a feature fireplace with an inset gas fire and attractive oak-effect flooring. The kitchen/dining room is another well-appointed room with plenty of room for family and friends to cook, dine and socialise together. The kitchen area is fully fitted with a contemporary range of cupboards and drawers at both base and eye level, incorporating a built-in oven and hob, whilst allowing room for further modern appliances. There are attractive granite-effect worktops and upstands, along with space for a family-sized dining table and chairs. On the first floor, there are two spacious bedrooms and a family bathroom fitted with a stylish modern white suite. This lovely home benefits from a modern gas central heating system and uPVC double glazing throughout, creating an efficient home to run.

To the outside, there is an allocated parking space in front of the property, with a further allocated parking space located nearby. The front garden is predominantly laid to lawn with deep, well-established flowerbeds and a useful bin store, along with a paved pathway leading to the front door. The rear garden has been thoughtfully landscaped and designed to create a lovely area to sit and enjoy the view, and with space for outdoor dining and entertaining in the summer months. The garden enjoys a south-westerly aspect, taking advantage of the afternoon sun and benefits from a good degree of privacy and seclusion. There is an expanse of lawn and a timber garden shed.

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, a medical centre, a 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 a mainline station (Waterloo-Exeter).

Directions: [What3words///eclipses.appear.allowable](#)

VIEWING By prior appointment with Redfern's 01404 814306

TENURE Freehold

SERVICES We understand mains services are connected.

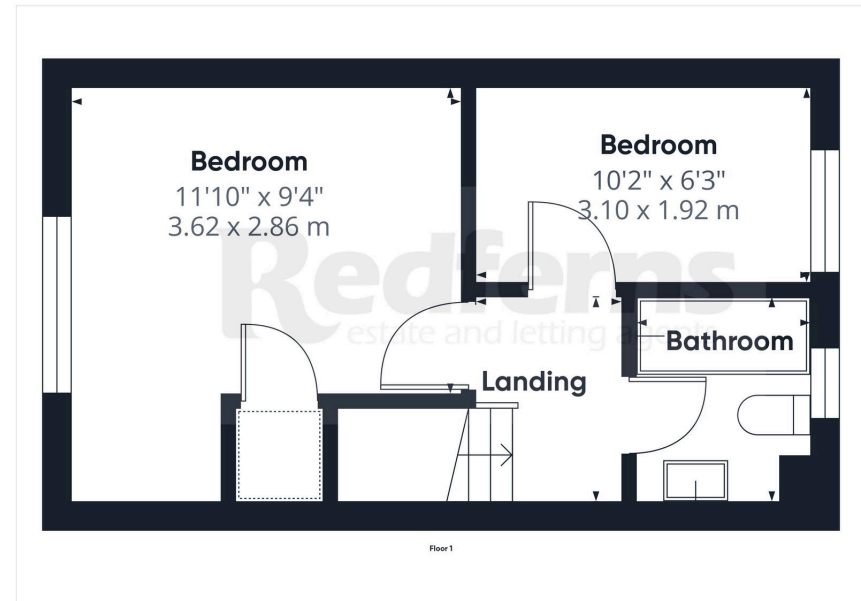
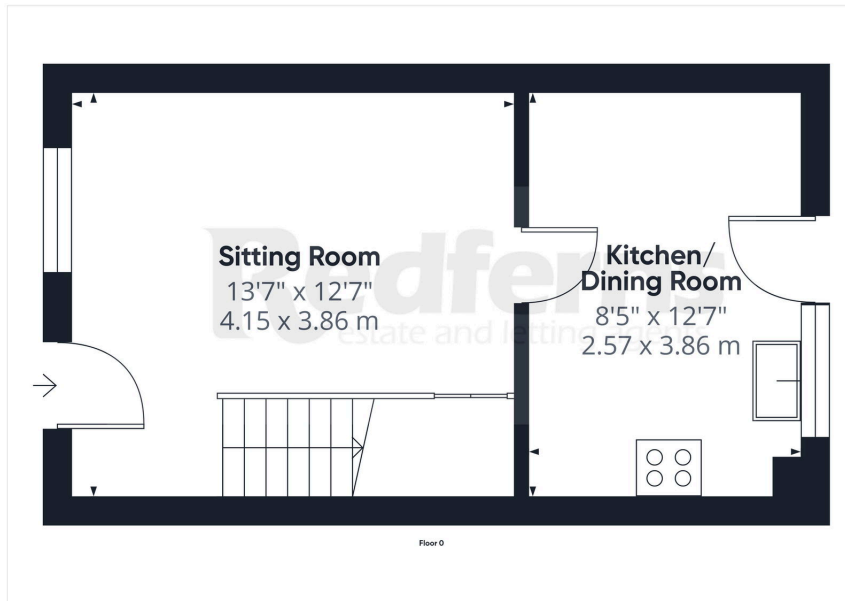
OUTGOINGS Council Tax Band B

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.





- Lovely home with modern fixtures and fittings
- Kitchen/dining room
- Stylish Bathroom
- uPVC double glazing
- Two allocated parking spaces
- Spacious sitting room
- Two bedroom
- Modern gas central heating
- South West facing garden



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