STAGS



Wyndham

Wyndham, 41 Slade Close, Ottery St. Mary, Devon, EX11 1SZ







Ottery St Mary Town Centre: 0.6 miles; Sidmouth Sea Front: 6.8 miles; Exeter City Centre: 13 miles

A semi detached bungalow in need of modernisation

- No Onward Chain
- Two Bedrooms
- Sitting Room
- Kitchen and Utility Area
- Bathroom
- Garage and Driveway Parking
- South Easterly facing Garden
- Freehold
- Council Tax Band C

Guide Price £290,000

SITUATION

Located on the edge of Ottery St Mary, known for its historic church and the well regarded Kings School. A wide range of shops, pubs, restaurants, a large Sainsbury's, leisure centre, and health centre are all within walking distance. Nearby Honiton offers more amenities and a train station on the Exeter to London Waterloo line. Exeter Airport is just 8 miles west via the A30, and the Jurassic Coast at Sidmouth lies a short drive to the south.

DESCRIPTION

The entrance hall provides access to all principal rooms and includes a useful coats cupboard along with a separate airing cupboard. The sitting room enjoys a quiet position to the rear of the property, featuring a gas fire and patio doors opening directly onto the garden. The kitchen is a bright, well proportioned space offering ample cupboard and drawer storage, with spaces for appliances. Adjoining this is a practical utility room providing further appliance space and external access. There are two double bedrooms positioned at the front of the bungalow, together with a well appointed bathroom.

OUTSIDE

To the front, the garden has been gravelled for ease of maintenance, with level access from the driveway to the front door. The rear garden is an attractive and manageable space, beginning with a paved terrace ideal for outdoor dining and entertaining. A central pathway leads through a level lawn bordered by established shrubs, perennials, and a mature crab apple tree. At the far end, a gravelled area has a garden shed and offers potential for a vegetable patch if desired.
The attached garage benefits from an additional workshop area to the rear, which in turn gives convenient pedestrian access into the garden.

SERVICES

Mains water, drainage and electricity. Gas fired central heating. Standard and Superfast broadband available, mobile signal outside with EE, O2, Three and Vodafone (Ofcom).

RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01404 42553.

DIRECTIONS

What 3 Words ///squirts.vessel.agree

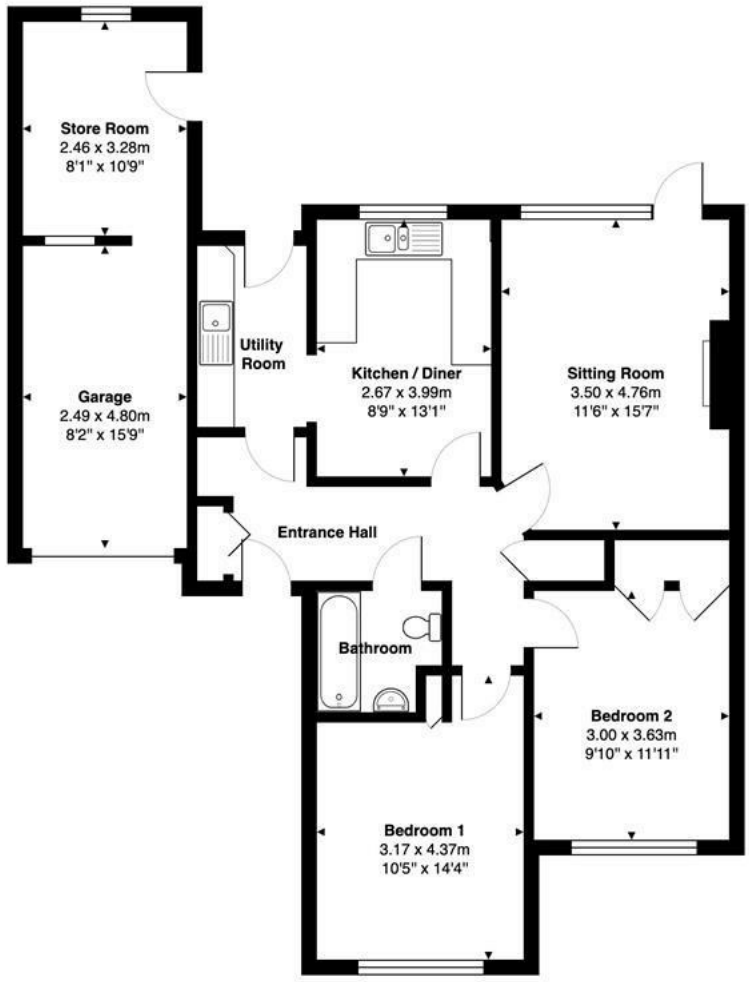












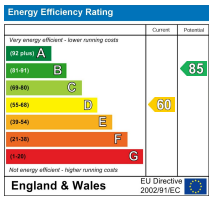
Ground Floor

Total Area: 96.8 m² ... 1042 ft²

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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