



BATTS LANE, OTTERY ST MARY
GUIDE PRICE £155,000

4 BATTS LANE, OTTERY ST. MARY, EX11 1EY

A two bedroom house with a courtyard garden located close to the centre of Ottery St Mary

Batts Lane is conveniently situated in the heart of this desirable East Devon town, tucked away from the hustle and bustle of this thriving community. The town centre amenities include the excellent schools and Sainsbury's supermarket, all within walking distance.

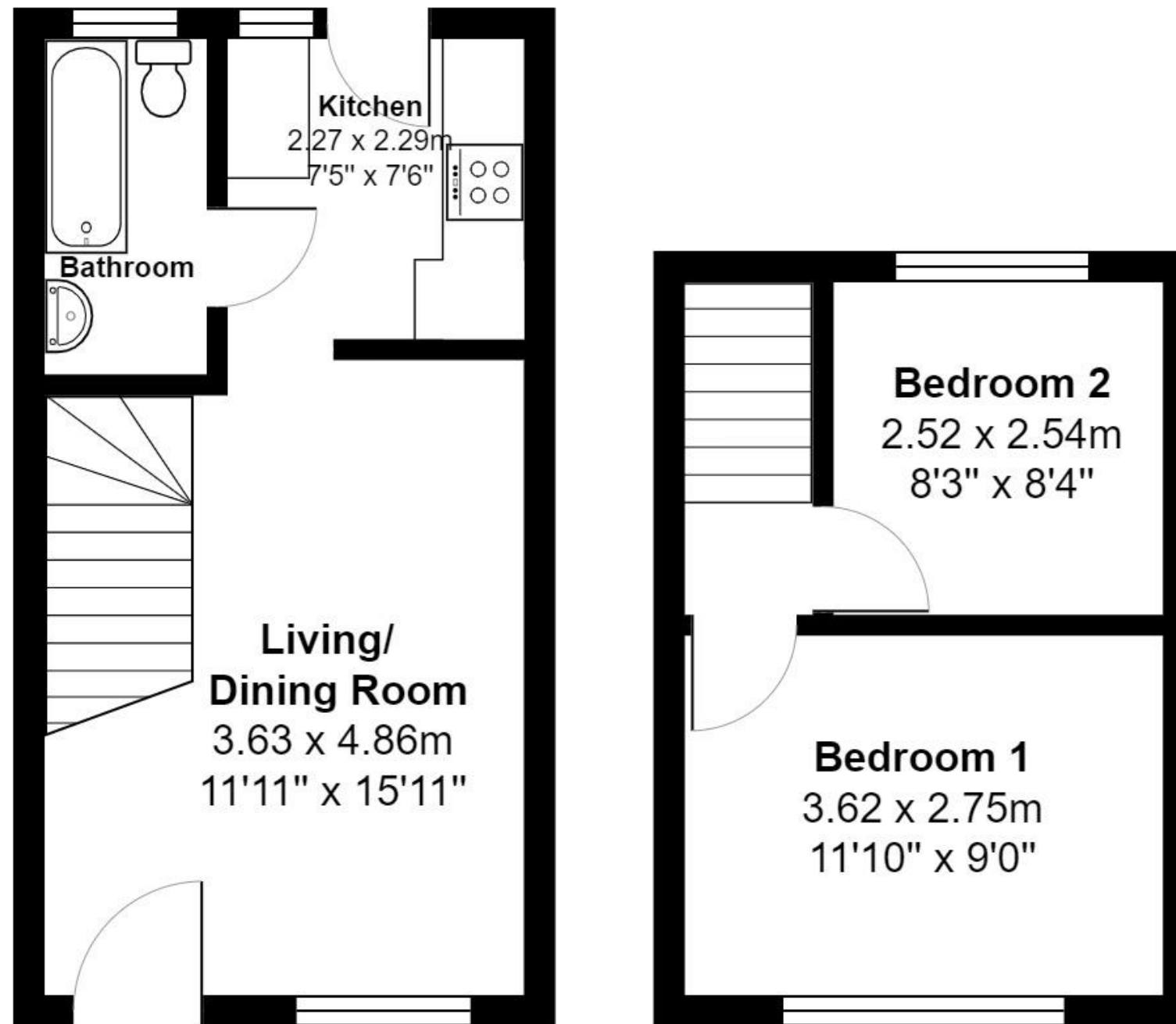
The property itself is a superb opportunity for first time buyers or investors and is offered with no chain, allowing for a swift transaction. The accommodation is decorated in light, neutral colours throughout and briefly includes sitting/dining room, kitchen which is fitted with a range of contemporary white fronted cupboards and drawers, both at base and eye level with attractive timber effect worktops dividing and built in oven and hob. The ground floor bathroom is fitted with a modern white suite.

On the first floor are two double bedrooms. The property benefits from upvc double glazing and gas fired central heating.

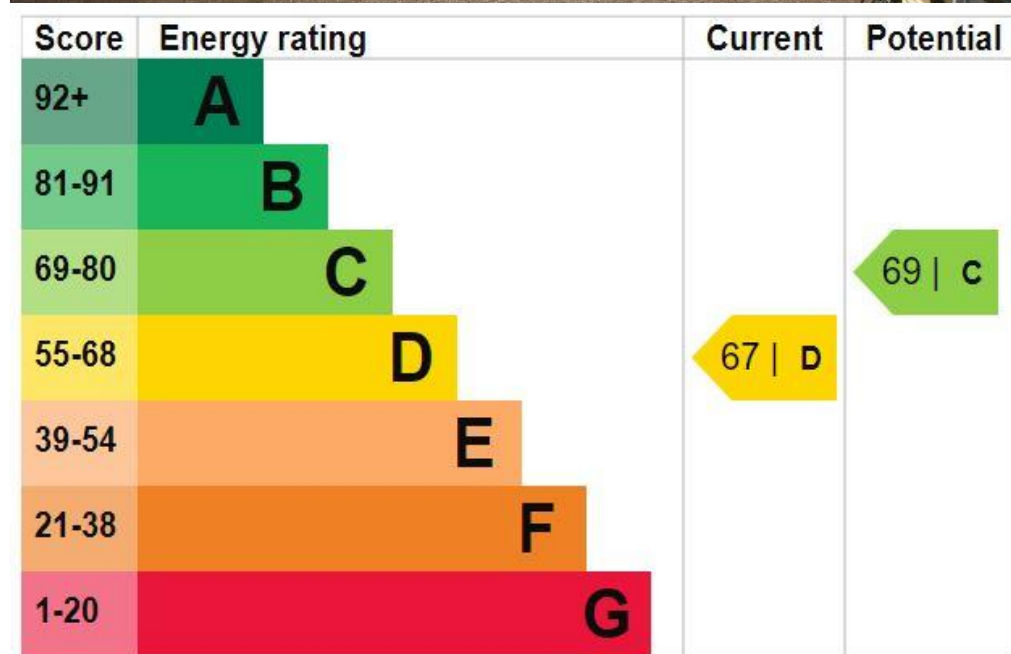
To the rear of the property is a private, fully enclosed paved courtyard, providing room for outdoor dining/entertaining with the ease of low maintenance. There is a very useful utility cupboard with plumbing for washing machine etc.

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, 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).





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The graph shows this property's current and potential energy efficiency.

VIEWING By prior appointment with Redferns 01404 814306

SERVICES We understand mains services are connected.

OUTGOINGS Council Tax Band - A

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.