



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

**Redferns**  
estate and letting agents

## 4 BATT'S 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.

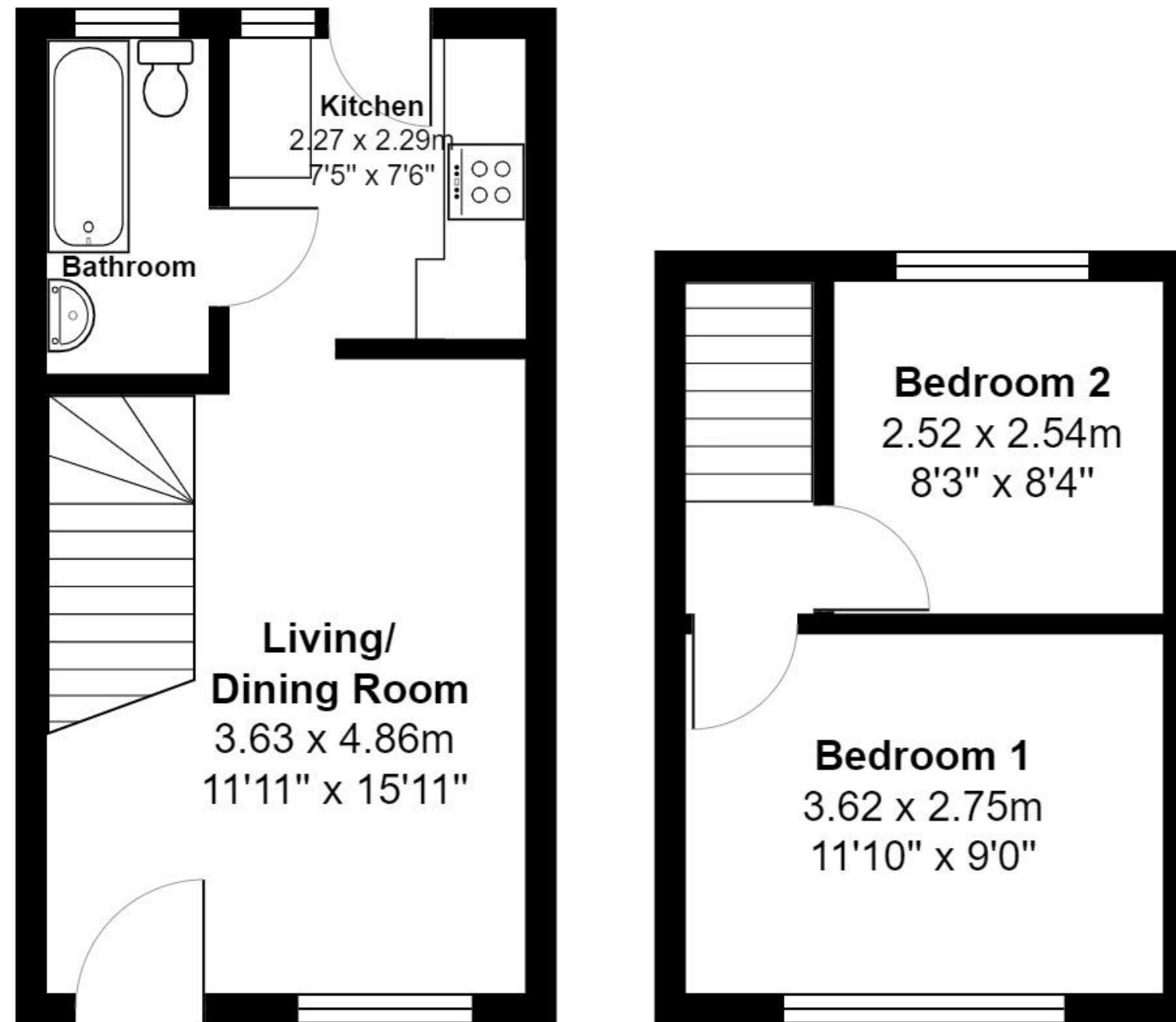
The property itself is a superb opportunity for first time buyers or investors and is offered with no chain, allowing for a swift transaction. The accommodation is decorated in light, neutral colours throughout and briefly includes sitting/dining room, kitchen which is fitted with a range of contemporary 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.

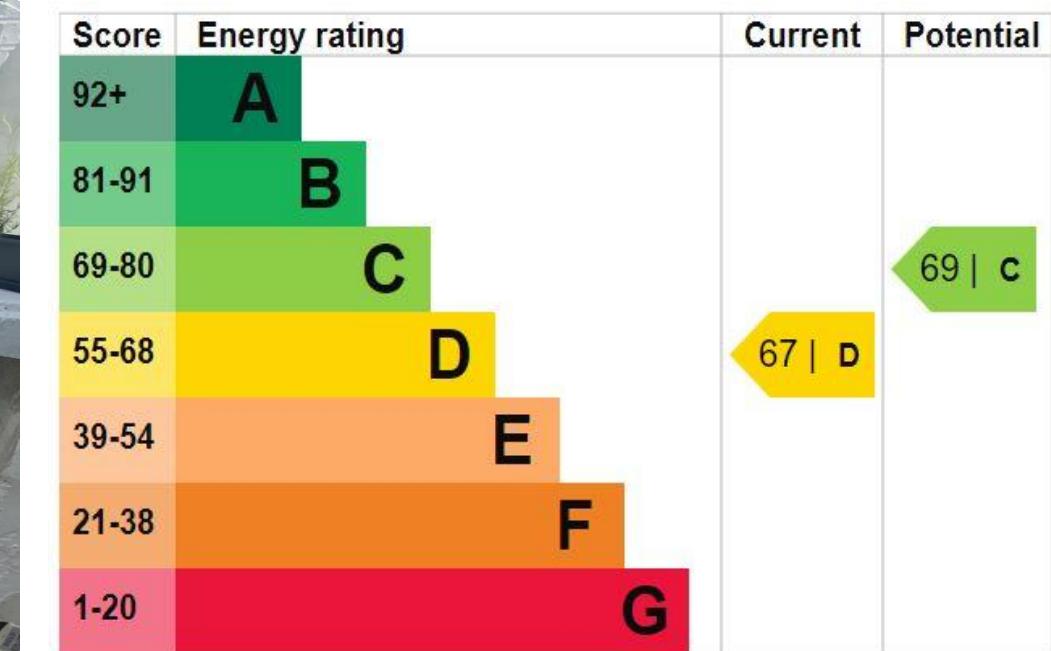
To the rear of the property is a private, fully enclosed paved courtyard, providing room for outdoor dining/entertaining with the ease of low maintenance. There is a very useful utility cupboard with plumbing for washing machine etc.

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 Redferrs 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.

## IMPORTANT NOTICE

1. Every care is taken in preparing these particulars but they do not constitute nor constitute any part of an offer or a contract. They are prepared in good faith but they are for guidance only and intended to give a fair description of the property. 2. Statements contained in these particulars are not to be relied on as statements or representations of fact and are made without responsibility on the part of the agents or vendor. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each statement. The vendor does not make or give and neither the agents or their employees have authority to make or give any representation or warranty in relation to the property or its use. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These must be verified by any intending purchaser. 4. All properties are offered subject to contract and being unsold. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting any property which has been sold, let or withdrawn. 5. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 6. Descriptions of a property are inevitably subjective but we endeavour to make our particulars accurate. If there are any points of particular importance please contact us before viewing and we will be pleased to check or clarify information.

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