



67 Thorne Farm Way, Ottery St. Mary, EX11 1GU
£410,000

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A beautifully presented two-bedroom detached bungalow, ideally positioned on the western outskirts of Ottery St Mary, offering well-maintained and thoughtfully updated accommodation, a double garage, generous driveway parking and an attractive rear garden.

Situated within the desirable Thorne Farm Way development, the property enjoys a pleasant setting with a newly constructed bridge providing a level and enjoyable walk into the town centre, where a range of local shops, amenities and excellent schools can be found. There is also a nearby bus service, while the A30 is approximately five minutes away, providing convenient access to Honiton, Exeter, the M5 and the coast.

The bungalow has been carefully maintained and updated by the current owner and offers light, spacious and tastefully presented accommodation throughout. An entrance hall provides access to a cloakroom w.c. and has attractive oak flooring continuing through much of the property.

The generous sitting room provides a welcoming living space, with a feature fireplace and French doors opening directly onto the rear garden, creating a pleasant connection between the indoor and outdoor living areas.

The well-appointed kitchen is fitted with a range of wall and base cupboards, drawers and complementary work surfaces, together with an inset sink. A selection of integrated appliances includes an electric hob, fridge, dishwasher and eye-level double oven. There is also ample room for a breakfast table. The adjoining utility room provides additional storage and appliance space, as well as an integral door to the garage and a further door leading to the garden.

There are two well-proportioned bedrooms, both benefiting from built-in wardrobes and their own en-suite facilities. One en-suite features a shower cubicle, while the second incorporates a bath with shower over.

Further benefits include uPVC double glazing throughout and a modern gas-fired central heating system.

Externally, the property is approached via a large driveway providing off-road parking for two vehicles in front of the double garage, which benefits from power, lighting and a remotely operated door.

The enclosed rear garden provides a blank canvass for any keen gardener and is predominantly laid to lawn and complemented by a large paved patio, providing an ideal space for outdoor seating and entertaining. Additional features include a summerhouse, shed, outside tap, external lighting and a side pedestrian gate.

SERVICES We understand all mains services are connected

OUTGOINGS Council tax band E

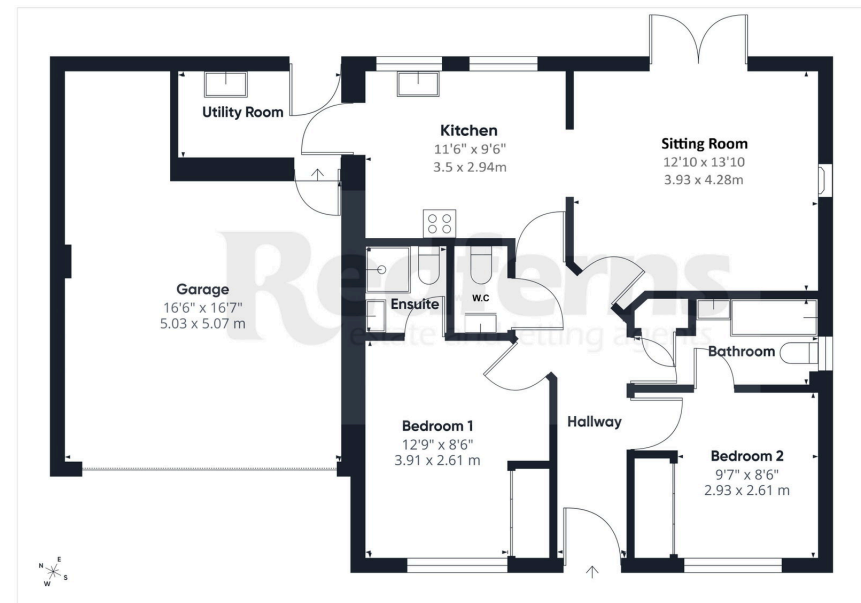
TENURE Freehold

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.





- Modern detached bungalow
- Level walking distance to the town centre
- Hallway with cloakroom w.c. Oak flooring throughout
- Two double bedrooms both with ensuites
- Sitting room with fireplace and french doors
- Modern fitted kitchen with integral appliances
- Utility room with further appliances
- Double width driveway in front of double garage
- Level lawned garden with large paved patio
- No onward chain



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