



Hilldene, Ridgeway, Ottery St Mary, EX11 1DX

Guide Price £330,000

3 1 2



Hilldene is an attractive three-bedroom semi-detached pre-war property, full of character and charm throughout. Situated in one of the town's most desirable locations, the property enjoys an attractive mix of individual homes, tucked away from busy streets yet within easy walking distance of excellent local amenities. Beautiful countryside walks are also readily accessible from the doorstep.

The well-proportioned and characterful accommodation briefly comprises a sheltered entrance porch leading to the front door and entrance hallway. The generously sized living room provides ample space for lounge furniture and features an attractive open fireplace, together with a pleasant outlook over the front garden.

The dining room is an excellent size and currently accommodates a large family dining table and chairs, together with a substantial dresser. This versatile room offers a variety of potential uses and also features an attractive fireplace surround.

Leading from the dining room is the well-equipped kitchen, fitted with a range of wood-fronted base and eye-level cupboards and drawers, complemented by matching work surfaces. There is a built-in oven and gas hob, fridge, together with space for further appliances including a washing machine and tumble dryer. A door provides direct access to the rear garden. Completing the ground floor is a useful downstairs WC.

On the first floor are three well-proportioned bedrooms, all of which enjoy distant countryside views. The family bathroom is fitted with a white suite and benefits from both a separate bath and shower cubicle.

The property further benefits from uPVC double glazing throughout and a modern gas central heating system.

To the front of the property is an attractive cottage-style garden, with a driveway providing off-road parking to the side and a pathway leading to the front door.

The good-sized rear garden is mature and private, with well-established borders and an area of lawn. A gravelled seating area provides space for an outdoor table and chairs, while there is also a useful garden shed. Side access leads around to the front of the property. The garden enjoys an excellent degree of privacy and benefits from a good amount of sunlight throughout the day.

TENURE Freehold

VIEWING By prior appointment with Redferns on 01404 814306

SERVICES We understand all mains services are connected

OUTGOINGS Council Tax Band B

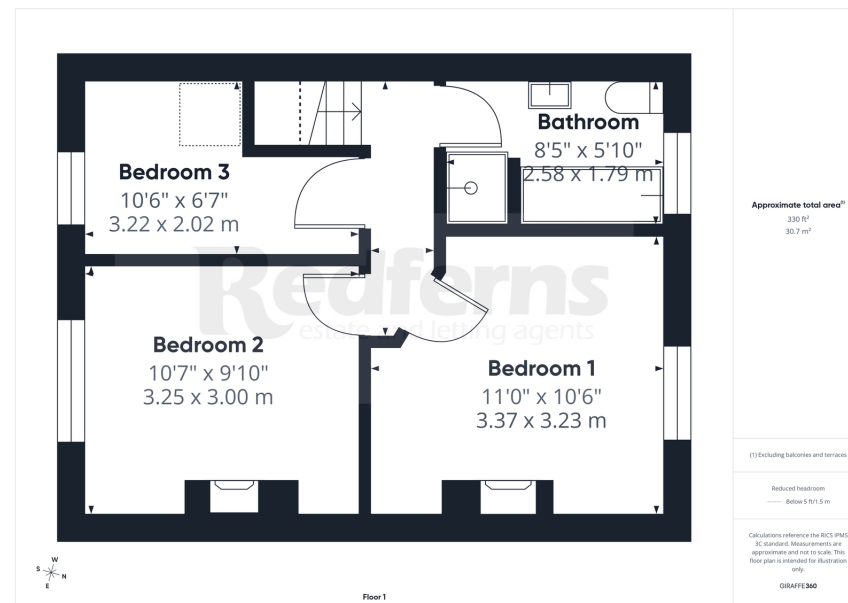
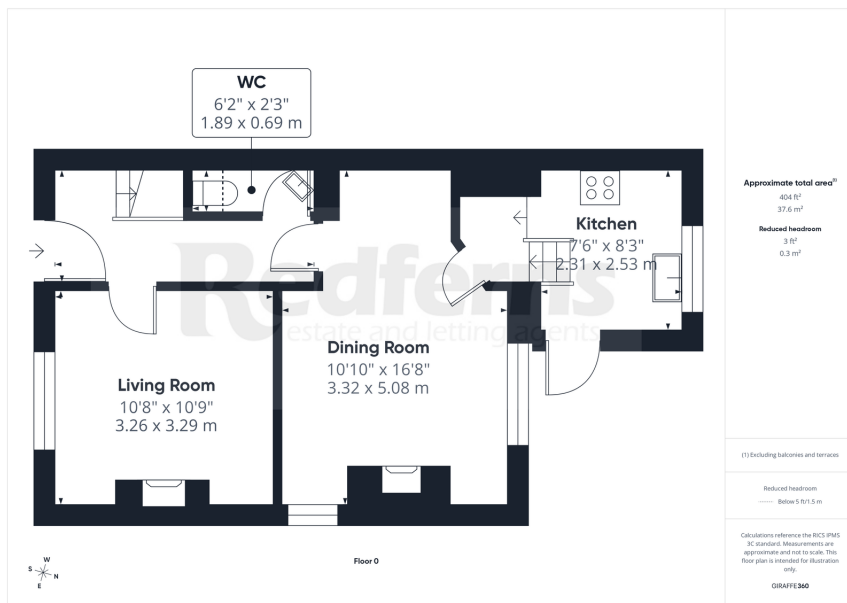
MOBILE AND BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use this link [checker.ofcom.org.uk](https://www.checker.ofcom.org.uk)

AGENTS NOTE





- Attractive three-bedroom semi-detached home
- Desirable and peaceful location
- Spacious and versatile dining room
- Three well-proportioned bedrooms
- Mature, private rear garden
- Characterful pre-war property
- Generous living room with open fireplace
- Well-equipped fitted kitchen
- Distant countryside views
- Driveway providing off-road parking



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