



APARTMENT 10, OTTER MILL
 TUMBLING WEIR WAY
 OTTERY ST MARY, DEVON, EX11 1GT
 GUIDE PRICE £290,000

Hall & Scott
 ESTATE AGENTS



SOUTH ELEVATION



APT 10
 75 sq.m. / 807 sq.ft.



Kitchen/
 Dining Room/
 Living Room
 4.9m x 7.2m
 Double Bedroom 1
 3.6m x 3m
 Double Bedroom 2
 3.7m x 2.9m
 Bathroom
 3.6m x 1.9m

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Sales Offices at:
 Ottery St Mary EX11 1BY, Sidmouth EX10 8LB, Topsham EX3 0HF
 West Hill EX11 1TY, Woodbury EX5 1LP.
 Prominent Displays at: Exmouth, Lympstone & Whimple.

VIEWING:
 By appointment via Hall & Scott
 Telephone: 01404 514982
 Email: ottery@hallandscott.co.uk

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PROPERTY

Wonderfully presented, two-bedroom south facing apartment on the second floor of this iconic building. It has been sympathetically restored and boasts exposed brickwork, beams and iron work. The apartment can be accessed from the main atrium staircase or lift. Designated parking space.

Upon entering the building the communal entrance is a very impressive space with exposed brick work and a hand built oak and steel staircase.

The apartment is on the second floor and can be accessed from the staircase or lift. The entrance hallway is a very welcoming space leading into the main hall where you will find 2 good sized double bedrooms with old style radiators and exposed brickwork. The bathroom is a lovely light bright space with separate shower and free standing bath, heated towel rail, basin and toilet. The main living/dining room is a great space enjoying exposed brick work and beams. The pale green kitchen is finished to a high specification with integrated, dishwasher, fridge/freezer, Neff oven with hide and slide door, induction hob and hood, all topped off with quartz work surfaces and a breakfast bar which comfortably seats 3. Amtico flooring is in all areas except the bedrooms which have carpet.



Otter Mill is an exclusive development comprising a mix of 1 and 2 bedroom apartments and 2 and 3 bedrooms houses. It is a thoughtful refurbishment, finished to a high specification with many stunning original features. There are excellent views of the river and Tumbling Weir. Otter Mill has an impressive central atrium, and access to apartments is either via a lift, or via an original grand staircase, or via individual ground floor entrances. The buildings are full of character. Each property has a designated parking spaces, The properties benefit from beautifully landscaped communal gardens.

A professional Management Company looks after the communal maintenance leaving you to enjoy your home.



DIRECTIONS

From the M5 junction 29 take the A30 towards Honiton. Exit from A30 onto the B3174 towards Ottery St Mary/ Whimble. At the roundabout take the 3rd exit onto Exeter Rd B3174 for 0.1 miles. At the next roundabout take the 1st exit onto B3174 Exeter Rd and continue onto Barrack Rd. Cross the bridge and bear left and take the next left into Tumbling Weir Way, where Otter Mill will be in view at EX11 1GQ.

LOCATION

Ottery St Mary is one of the oldest and most historic towns in Devon. It boasts a Collegiate church, modelled on Exeter Cathedral, and the poet Samuel Taylor Coleridge was born in Ottery St Mary in 1772. There is an excellent range of schools within the Ottery St Mary catchment area, with a first class medical centre and hospital.

The town is also home to the world famous 'Tar Barrels' celebration and festivities on November the 5th, where numerous local teams test their bravery and fortitude by running set courses while carrying flaming tar coated barrels on their backs - a truly magnificent spectacle, not to be missed. Ottery St Mary also has excellent links to the local road and travel networks with access to the A30, M5 and Exeter International Airport being only a short drive away. The City of Exeter with it's multitude of further amenities is also only approximately twelve miles distant and can be quickly reached via the A30.



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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.