



OTTER MILL

ON THE RIVER OTTER



WELCOME

Otter Mill is an exclusive development comprising a mix of 1, 2, and 3 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 lift, or via an original grand staircase, or via individual ground floor entrances. The buildings are full of character.

Each property has at least one designated parking space, together with the benefit of beautifully landscaped communal gardens.

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

The 'Help to Buy' Government Scheme is available. Please ask the selling agent for more details.


PAUL CONWAY
- DIRECTOR













SPECIFICATIONS

KITCHEN

- Kitchens to high specification, with soft door closure and under cabinet lighting
- Integrated Appliances including:
 - Induction hob (Neff)
 - Quartz Worktop and Splashback
 - Oven fan assisted with slide & hide door (Neff)
 - Washing / Dryer machine (3 year manufacturer guarantee)
 - Fridge Freezer (3 year manufacturer guarantee)
 - Dishwasher (3 year manufacturer guarantee)
 - Chimney extractor stainless steel
 - Stainless steel sink with mixer tap

ELECTRICAL

- Energy efficient LED downlights to main living areas
- Mix of spotlights and pendants
- USB sockets

HEATING

- Gas central heating with individual combination boiler and high mains pressure
- Vintage column horizontal radiators with bare lacquered finish

BATHROOMS (MAIN & EN SUITE)

- Walls tiled with high quality porcelain tiles.
- Mixture of traditional and modern bathroom suites
- Luxury Vinyl Tile floor covering

INTERNAL FINISHES

- Luxury carpets in bedrooms
- Premium grade Luxury Vinyl Tiles in other areas
- Skirting Architraves and window boards finished in satinwood white
- Ironmongery matched to door style
- Double glazing
- Solid doors

SMART HOME

- Smart Home enabled, permitting remote control of heating and lighting from your smartphone or tablet
- Super fast broadband to each property
- Enabled for Digital HD TV / DAB
- Internal rooms pre wired for cameras
- TV points in lounge and bedrooms

AMENITIES

- Communal Garden Space
- Allocated Parking per property
- Lift access to some apartments

SECURITY & PEACE OF MIND

- Colour audio / video entry system to all communally accessed apartments
- CCTV cameras covering external areas
- Mains supply operated smoke and heat detectors with battery back up to all properties and communal areas
- 10 year building warranty cover (provided by Checkmate)

SITE PLAN

- 2 Bedroom apartments
- 3 Bedroom semi-detached house
- 2 Bedroom semi-detached house + large multi function room
- 2 bed semi-detached house
- Mix of 1, 2 & 3 bed apartments



OTTERY ST MARY - OTTER MILL 1922



A HISTORY



OTTERY ST MARY, STATION ROAD 1938

Overlooking the River Otter, Otter Mill is a Grade 2 Listed building which is rich in history. The Tumbling Weir, constructed around 1788, was used to power the original Corn Mill. In 1824 the use changed to the manufacture of silk ribbons. Subsequent use of the Mill has included beer bottling, printing and a tanyard.

In consultation with the Conservation and Planning officers at East Devon County Council, Otter Mill has been tastefully converted, whilst preserving its magnificent character. This Grade 2 Listed regeneration will remain one of East Devon's most important historical buildings.

And so the Otter Mill journey can now continue, secured by the creation of this stunning residential development. We hope you will be interested in continuing your own journey alongside Otter Mill, whilst living in these historic buildings.

THE AREA

Ottery St Mary is a popular East Devon town, located about 10 miles east of the vibrant Cathedral City of Exeter. Steeped in history including a magnificent 14th century church, the town takes its name from the River Otter on which it stands. 'The Square' is the heart of the town, with its eclectic mix of shops, pubs, restaurants, coffee and tea rooms. Sainsbury's supermarket is within walking distance.

Several local festivals occur throughout the year, including the Tar Barrels, which dates back to the 17th Century. Local residents can be seen running through the main streets carrying flaming tar barrels.

Local schools are excellent, with The King's School rated as 'Outstanding' by Ofsted. The Primary Schools are highly regarded. Transport links are excellent. The A30 connects to the M5 and also links to the A303. For trains, Otter Mill is 15 minutes from Cranbrook which has a West of England main line linking to London Waterloo. Exeter St Davids Inter City station is 12 miles away. The local bus services link Ottery St Mary to Sidmouth, Honiton, Taunton, The Science Park and Exeter city centre. Exeter airport is just 15 minutes away.

Otter Mill is located next to the beautiful River Otter, with its riverside walks and access to cycle paths. It is close to the enchanting Jurassic coast line and some of the South West's most beautiful beaches. East Devon's areas of outstanding National Beauty are nearby.



AXE VALLEY



OTTERY ST MARY PARISH CHURCH

IMPORTANT INFORMATION

HELP TO BUY

Otter Mill is eligible for the Government 'Help to Buy' scheme.

This means you can purchase your dream home with only 5% deposit, and you can also borrow up to 20% of the purchase price from the Government as an equity loan, with no fees and at zero interest rate for the first five years. You could also borrow the balance of the purchase price by obtaining a mortgage of up to 75% of the purchase price.

You can repay the Government loan at any time without penalty, which could perhaps be on the sale of your property.

The Help to Buy scheme is available to current home owners and to first time buyers, and from April 2021 it will be available just for first time buyers.

Please contact Hall & Scott for further details.

999 YEAR LEASE

Some properties will be Freehold and some will be Leasehold. The Leasehold properties will be on a 999 year lease.

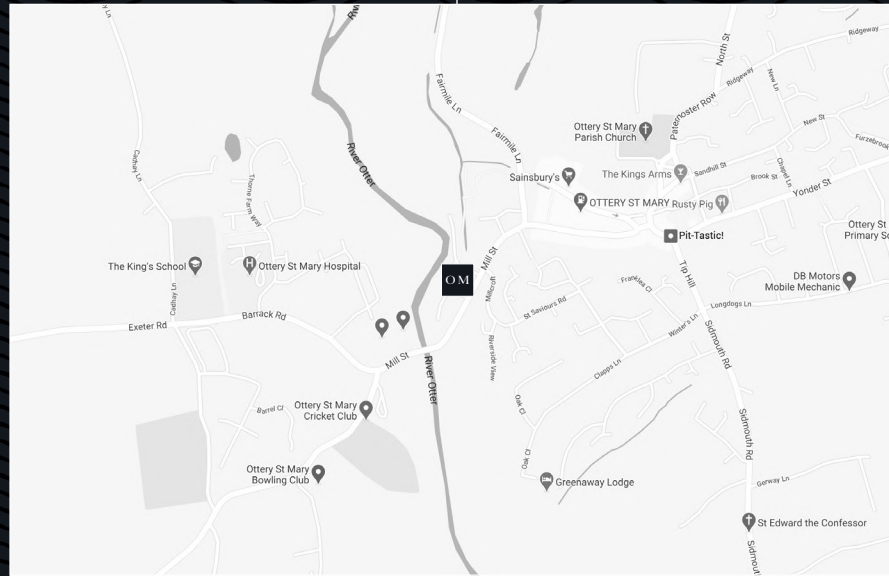
COMMUNAL GARDENS

Within the grounds of Otter Mill there are a number of stunning garden areas available to all residents.

The appointed Management Company will maintain all the communal areas in perfect order.

HOME OFFICES

- There are self contained 'Home Offices' available within the iconic Otter Mill building.
- Each office has its own independent access, and comes with use of shared Kitchen Facilities and Toilet.
- The size of the office space can be adaptable.



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.

For more information please call **01404 514982** or email newhomes@hallandscott.co.uk

Disclaimer: Whilst every endeavour has been made to provide accurate information, the information should be regarded as non contractual. CGI images are only for visual display purposes. The developer reserves the right to change the specification as part of a programme of continual improvement.

When viewing a property, please take care as we cannot be responsible for an accident which occurs during a viewing.