

Beech Park, West Hill, Devon

Offers in the region of: £500,000

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Overview – No Onward Chain

Situated in one of West Hill's most desirable residential areas, this beautifully positioned two-bedroom detached bungalow offers generous accommodation, a private landscaped plot, and excellent access to the village centre. Just a short, level walk from the convenience store, highly regarded primary school and village hall, the home combines a serene woodland setting with everyday practicality — a rare offering in this sought-after location.

Accommodation

The property has been thoughtfully arranged to provide bright, comfortable and well-balanced living spaces throughout.

Living & Dining

The entrance porch opens into the wide open hallway, on your right hand side is the spacious and welcoming living room, enhanced by an attractive fireplace and a wide front window that floods the room with natural light. This flows effortlessly into the dining area, where patio doors create a seamless connection to the rear garden — perfect for relaxed entertaining or alfresco dining.

Kitchen & Utility

The kitchen, accessible from both the hallway and dining room, is fitted with a comprehensive range of wall and base units, integrated oven and grill, hob with extractor, dishwasher and plentiful storage.
A door leads through to the practical utility room, offering further countertop space, a sink, plumbing for laundry appliances, additional storage and direct access to the rear garden.

Bedrooms & Bathrooms

There are two well-proportioned double bedrooms, including a generous master suite featuring built-in wardrobes and a private en-suite shower room. A modern family shower room serves the remainder of the property.

The home benefits from gas central heating and is offered to the market **with no onward chain**, presenting an excellent opportunity for those seeking a quality property in this prestigious village.



Outside

Approached via an attractive resin driveway, the property provides ample off-road parking and leads to an attached single garage, which has power, lighting and an electric up and over door to practicality.
Neat lawned gardens frame the front aspect, while a side pathway opens into the beautifully maintained rear garden — a peaceful and private outdoor space featuring:

- a full-width patio, ideal for seating and entertaining
- steps leading down to a level lawn
- well-established shrubs and planting
- a charming summer house

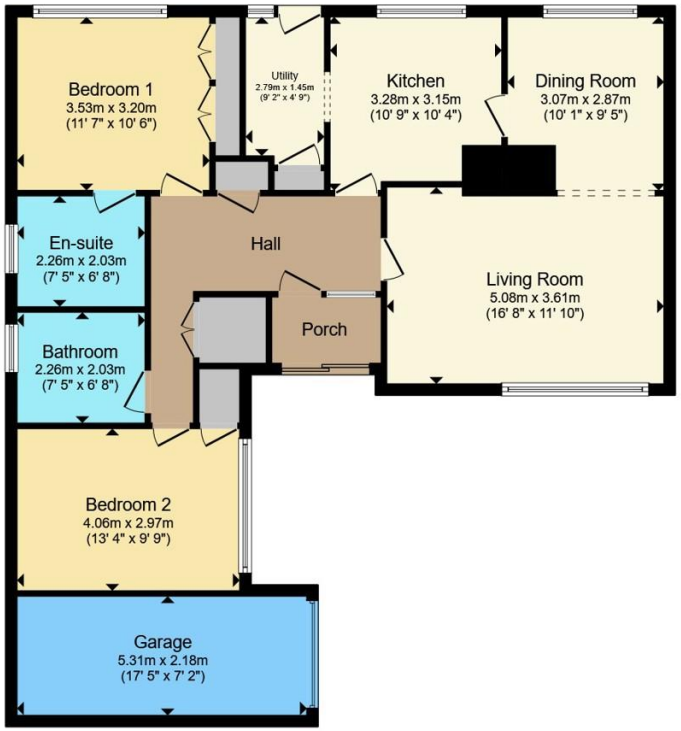
A tranquil retreat set within a highly desirable plot.

Location

West Hill is widely celebrated for its woodland surroundings, peaceful environment and high-quality individual homes. Amenities within the village include a church, dentist, hairdresser, garage, shop, village hall and excellent school such as West Hill Primary School rated at "Good and Kings Secondary school rated at "Outstanding" by Ofsted. (2022 & 2025 reports)
Regular bus services provide easy access to Ottery St Mary and Exeter.
Nearby Ottery St Mary offers an extended range of facilities, including banks, local markets, cafés and the well-regarded King's School. The A30 provides swift access to Exeter and Exeter International Airport to the west, and to Honiton — with mainline rail services to London Waterloo — to the east. Coastal towns such as Sidmouth, Budleigh Salterton and Exmouth are also within comfortable reach.

Property is Freehold. Council Band E. EPC Rating D.





Total floor area 106.1 m² (1,143 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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