

7 Oak Tree Close, Upottery, Honiton, Devon, EX14 9QG

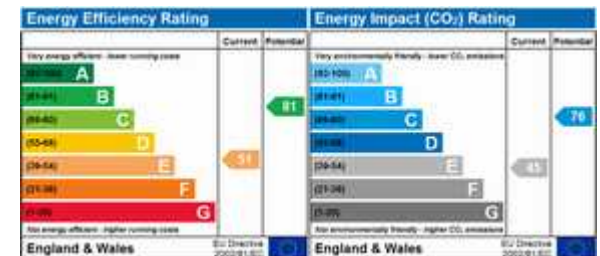
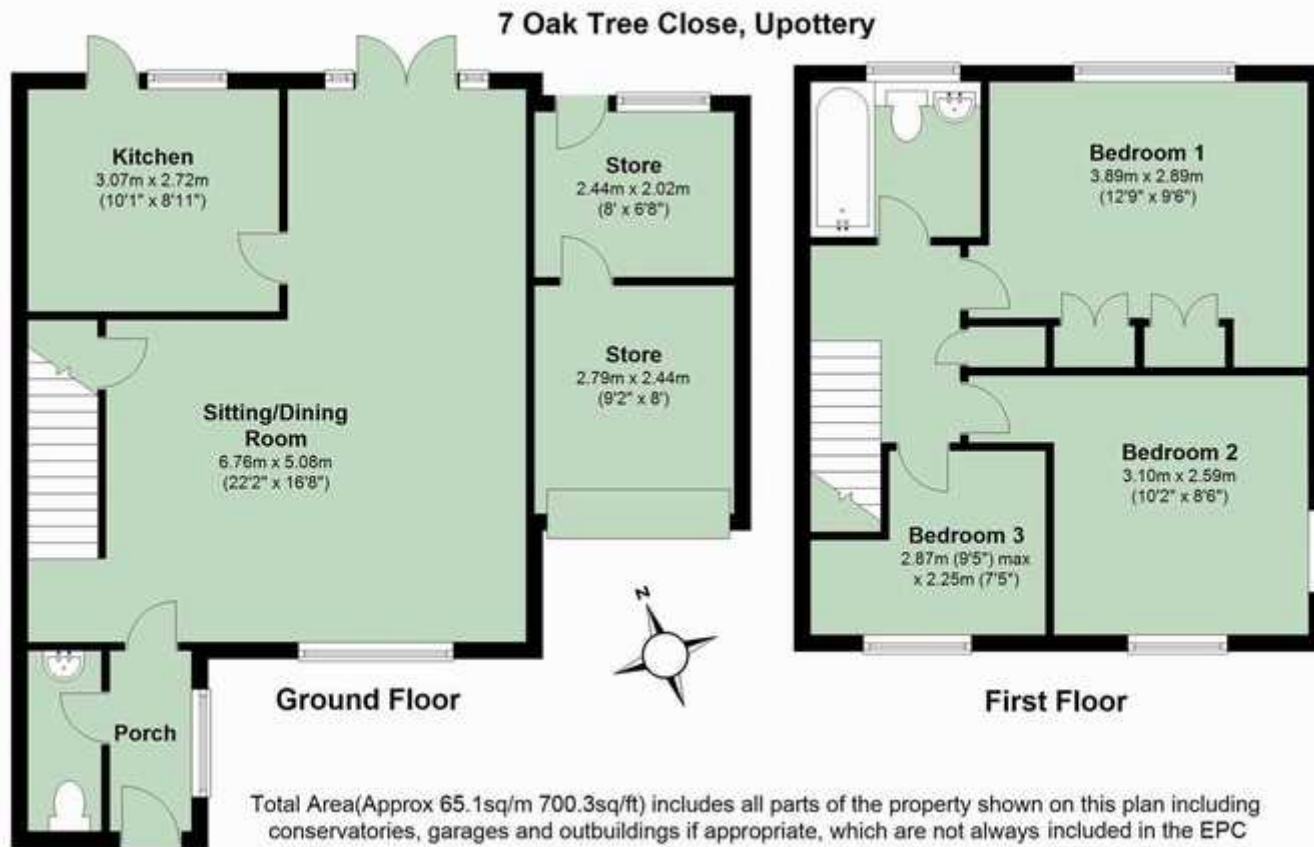


A three bedroom home situated in a sought after village location with well proportioned accommodation, garage and parking. Offered to the market with no onward chain.

## 7 Oak Tree Close, Upottery, Devon, EX14 9QG

£240,000

- Sought after village location
- Close to the Primary School
- Large lounge/dining room
- Rear garden
- Garage & drive
- Replacement UPVC double glazing
- Oil central heating
- Some updating now required



## The Property

This three bedroom house would make an ideal family home, situated in a very desirable village, just a short walk from the Primary School and the Pub/Restaurant.

Downstairs there is an entrance porch with cloakroom off and a large open plan lounge/dining room with patio doors out to the rear garden. The kitchen is fitted with a number of units and includes space for appliances.

Upstairs there are three bedrooms, two doubles and a single and the bathroom which has a shower over the walk-in bath. Although the property would now benefit from some cosmetic updating; we understand that replacement uPVC double glazing has been installed within the last couple of years. There are solar panels which contribute towards heating the water.

At the front of the house there are several areas of lawn and the driveway which leads to the garage. The rear garden has a number of mature plants and shrubs, an area of lawn, a patio and there is an area to the back of the garage where the oil tank is situated. The garden enjoys a good degree of privacy.



**Services:** All mains services connected except gas. Oil fired central heating.

**Council Tax:** Band D.

**Enquiries:** Please contact Honiton office on 01404 44100 or email: [honiton@seddons.com](mailto:honiton@seddons.com)

**Energy Performance Certificate (EPC):** Seddons have a full EPC for this property, available on request or via the internet.

**Mortgage required:**

Contact Seddons on 01884 253500 or [enquiries@seddons.com](mailto:enquiries@seddons.com)

**Lettings:** Buying an investment? Contact Seddons Lettings on 01884 259900 or [lettings@seddons.com](mailto:lettings@seddons.com) for advice on rents and property management.

**Directions:** From Honiton proceed onto the A30 in the direction of Yeovil. Continue through the village of Monkton. After approximately one mile turn left onto Sandy's Lane signposted Rawridge, Upottery. Continue through Rawridge and into the village of Upottery. Go past the pub and turn right into Oak Tree Close. The property can be found near the end of the cul-de-sac on the left side.





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