



6, Gerway Close



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, Ottery St. Mary, Devon EX11 1GL

6.9 miles to Honiton 13.1 miles to Exeter 6.1 to Sidmouth

A beautifully presented three-bedroom semi-detached home, nestled in a sought-after development just moments from the town. Boasting a garage, a lovely garden, and driveway parking, this property offers both convenience and charm in a prime location.

- Three bedrooms
- Garden
- Close to town centre
- Freehold
- Garage & driveway
- Well presented throughout
- EPC B
- Council Tax Band C

Guide Price £405,950

SITUATION

Conveniently positioned to the south within walking distance of Ottery St Mary town centre, the property offers a sense of semi-rural tranquillity on the town's edge.

Ottery St Mary boasts a variety of amenities, including a Sainsbury's supermarket, the highly regarded Kings School, a sought-after primary school, as well as the Coleridge Medical Centre and Ottery Community Hospital. Nearby attractions include the popular Otter Garden Centre and the scenic Escot Park, all within easy reach.

The city of Exeter, with its extensive shopping, dining, and entertainment options, is a straightforward commute to the west. Exeter offers excellent transport links, including rail services on the Paddington and Waterloo lines, access to the M5 at Junction 30, and Exeter International Airport. For leisure, the stunning Jurassic Coast at Sidmouth is just a short drive to the south.



DESCRIPTION

This charming property offers well-appointed accommodation, starting with a bright and spacious hallway that flows seamlessly into the kitchen. Designed with practicality and style in mind, the kitchen features a bay window area perfect for a breakfast table. It's equipped with modern appliances, including an eye-level oven, a four-burner gas hob, and an integrated extractor hood. With generous worktop surfaces and ample storage, it provides an excellent space for both everyday cooking and entertaining.

On the opposite side of the hallway, before the staircase, is a convenient ground-floor WC and a useful nook for coats and shoes. The hallway leads into a beautifully lit living/dining room, an airy space ideal for relaxation and hosting guests. Double doors open onto the rear garden, bringing in plenty of natural light. The entire ground floor is elegantly finished with low-maintenance Amtico flooring, adding both style and practicality.

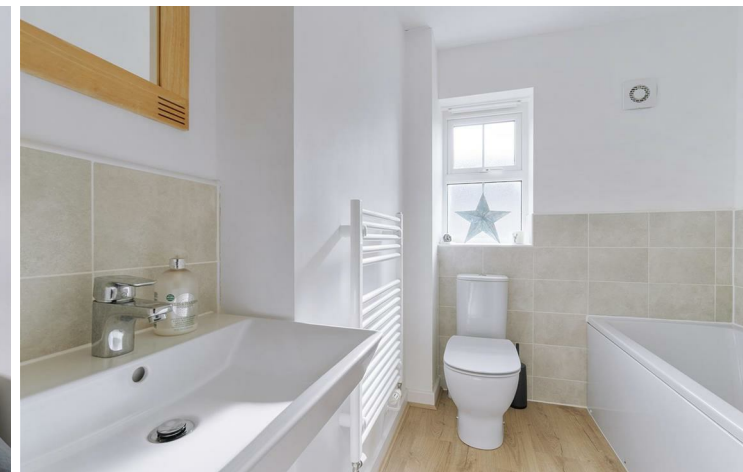
Upstairs, carpeted stairs lead to an open landing that provides access to all the bedrooms and the family bathroom. The primary bedroom overlooks the rear garden and includes a spacious built-in wardrobe/storage cupboard along with a sleek en-suite shower room. The en-suite is fitted with a double-width shower featuring a high-quality electric Aqualisa shower. The family bathroom includes a single bath with half-height tiling, perfect for a relaxing soak. The second bedroom, currently set up as a twin, is a spacious double room, while the third bedroom, which currently accommodates a bunk bed, features handy storage space in the bulkhead above the stairs. The property benefits from UPVC double glazing and efficient gas central heating throughout.

OUTSIDE

Externally, the property is approached via a neat front pathway bordered by an enclosed shrubbed area. A long driveway provides off-street parking for at least two cars and leads to a single garage, complete with an up-and-over door, power, and lighting. A side wooden gate grants access to the rear garden, which is mainly laid to lawn and enclosed with close board fencing, offering a private and pleasant outdoor space.

SERVICES

All mains services connected



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Honiton, Devon, EX14 1PS

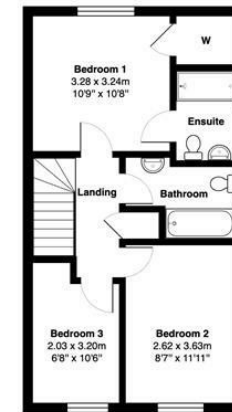
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Ground Floor



First Floor

Total Area: 87.7 m² ... 944 ft²

All measurements are approximate and for display purposes only



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