



21, Gerway Close



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, Ottery St. Mary, EX11 1GL

Ottery St. Mary: 0.4 mile The King's School: 1.2 miles Sidmouth: 6 miles

A contemporary four-bedroom family home featuring a private garden and garage, offering picturesque countryside views while being conveniently close to the town.

- Detached family home
- Open-plan kitchen diner
- Detached garage
- Close to town
- EPC B
- Four bedrooms
- South-west facing garden
- Driveway parking for 2 cars
- Freehold
- Council Tax Band F

Guide Price £650,000

SITUATION

The property is conveniently positioned south within walking distance of Ottery St Mary town centre. The town boasts a variety of amenities, including a Sainsburys, the highly regarded Kings School, a sought-after primary school, Coleridge Medical Centre, Ottery Community Hospital, sports centre and bus services. This friendly country town is surrounded by the glorious East Devon countryside and the stunning Jurassic Coast at Sidmouth is just a short drive to the south.

An easy route onto the A30 provides swift access to the city of Exeter, the M5 and Exeter International Airport. Mainline rail services operate from Exeter (Paddington and Waterloo lines) and nearby Feniton (Waterloo Line).



DESCRIPTION

This beautifully presented family home boasts an impressive open-plan kitchen and dining area, featuring a shaker-style fitted kitchen with breakfast bar and integrated appliances, complete with two sets of double doors that open seamlessly onto the garden—perfect for indoor-outdoor living and entertaining. A separate sitting room offers a cosy retreat, enhanced by a stylish log-burner effect gas fire, while a bright and spacious hallway leads to a versatile study—ideal for working from home. Completing the ground floor is a well-equipped utility room conveniently located off the kitchen, along with a modern downstairs WC.

On the first floor are four double bedrooms. The master suite benefits from extensive fitted wardrobes, views over the garden and countryside beyond, and a luxurious en-suite bathroom, featuring both a fitted bath and a walk-in shower. The remaining three bedrooms are served by a stylish family bathroom, which also includes a separate bath and shower for added convenience.

OUTSIDE

The southwest-facing rear garden enjoys plenty of natural sunlight and is predominantly laid to lawn, bordered by mature hedging that provides privacy and a touch of greenery. A raised decked area and a separate gravelled seating space offer ideal spots for relaxing, entertaining, or dining alfresco on warmer evenings.

The property also benefits from a detached garage with power and an up-and-over door. Attached to the rear of the garage is a handy store room, perfect for garden tools or additional outdoor storage. A tarmac driveway to the front of the garage provides tandem parking for two vehicles.

SERVICES

All mains services connected. Gas-fired central heating. NHBC with 2 years remaining.

Standard, superfast and ultrafast broadband available. Mobile signal likely outside with EE, Three, O2 and Vodafone (Ofcom).

AGENTS NOTE

There is a management fee for the maintenance of communal areas within Gerway Close; this is currently approximately £400 per year.

DIRECTIONS

What3words: ///backfired/hillsides/island



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.

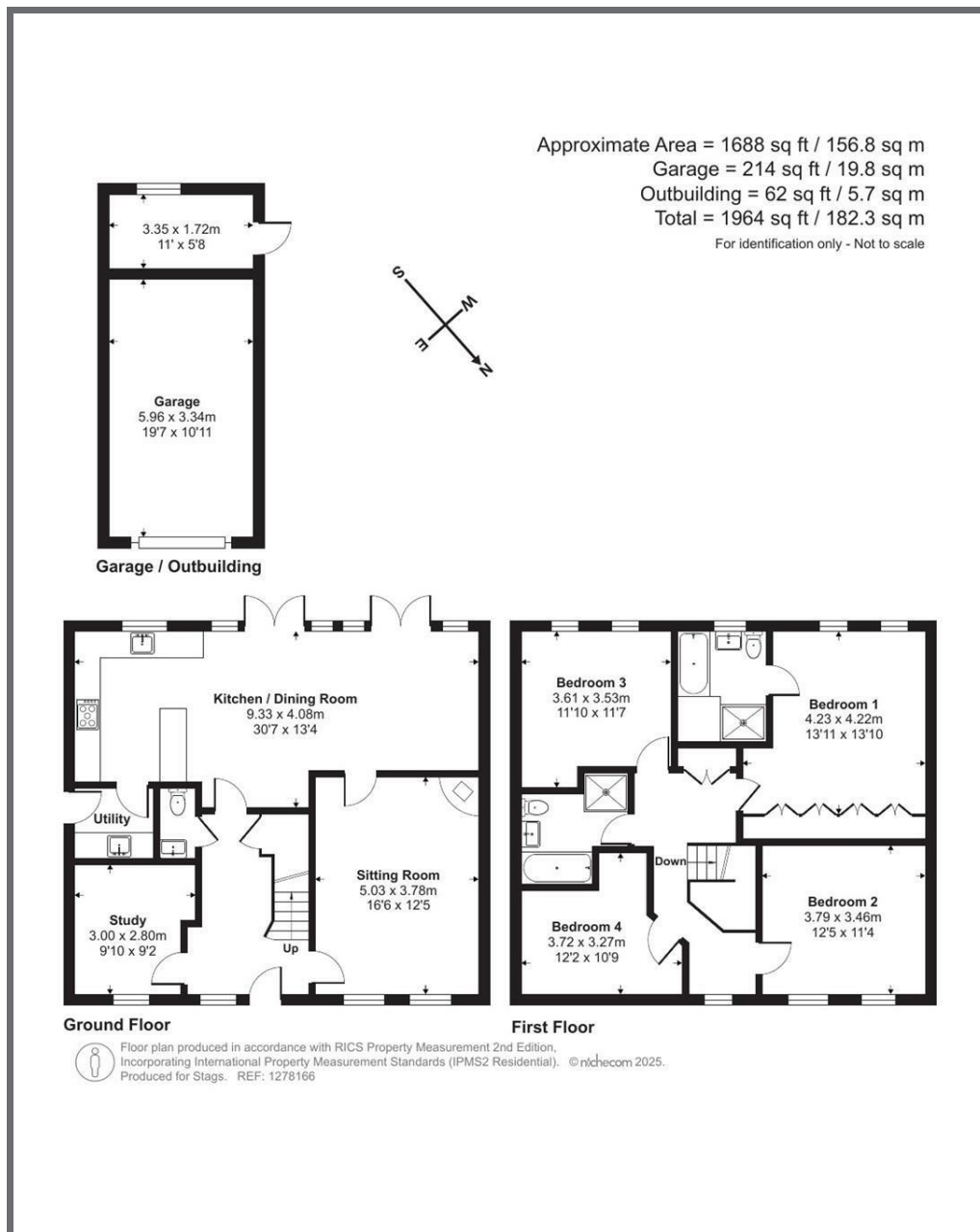


Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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