



27 Homefield Close

£299,950

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Homefield Close is conveniently situated within walking distance of the town centre and the excellent amenities including a variety of independent shops and a supermarket. The A30 dual carriageway is also within easy reach providing swift access to the Cathedral city of Exeter, M5 and the coast.

The property itself enjoys light and airy, well-proportioned accommodation including a reception hall with a large storage cupboard. The spacious dual aspect sitting room/dining room has an attractive fireplace which provides a pleasant focal point and a door leads through to the conservatory which offers a further seating area and enjoys a lovely aspect of the rear garden.

The dual aspect kitchen is well equipped with a range of storage cupboards and drawers at both base and eye level whilst incorporating built-in electric oven and a gas hob. There are complimenting work surfaces, space for further modern appliances and a door providing swift access to the driveway and garage.

There are two double bedrooms, with the master bedroom benefitting from built-in furniture and the shower room is fitted with a modern white suite. The property benefits from uPVC double glazing throughout and a modern gas central heating system.

To the outside, a long driveway provides off-road parking for several vehicles and access to the garage which has light and power. The front garden is predominantly paved and gravelled for ease of maintenance but is interspersed with mature plants and shrubs. The good sized rear garden is mainly laid to lawn with flower and shrub borders. There are two paved patios and an area of decking with a pergola providing a wonderful space for outside entertaining in the summer months.

VIEWING By prior appointment with Redfern's 01404 814306

TENURE Freehold

SERVICES We understand mains services are connected.

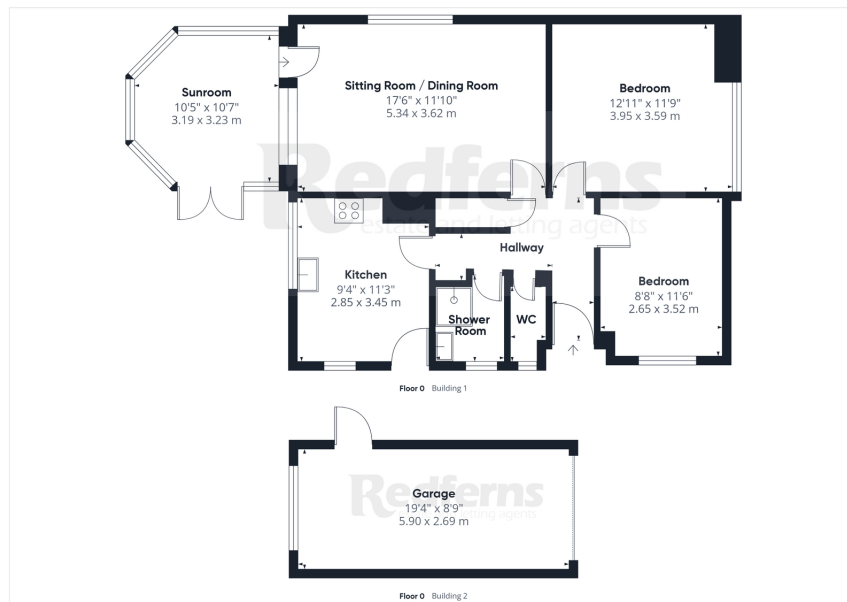
OUTGOINGS Council Tax Band D

AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC

- A spacious detached bungalow
- Hallway with storage cupboard and w.c.
- Sitting room with fireplace and Conservatory
- uPVC double glazing and gas central heating
- Good sized rear garden with two paved patios
- Popular and mature residential area within walking distance of the town
- Kitchen with integral appliances.
- Two double bedrooms, modern Shower Room
- Long driveway in front of the garage
- No Onward Chain



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