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18 Meadow Close, Ottery St. Mary, EX11 1EW

Guide Price £300,000

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Meadow Close is a popular cul-de-sac situated towards the edge of the town and benefits from a short walk into the town centre with all its excellent amenities including a variety of independent shops, supermarket and highly regarded primary and secondary school. 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 and is tastefully decorated throughout. There is an entrance porch, spacious dual-aspect sitting/dining room with ample space for a large family dining table and chairs and French doors leading to the rear garden. The kitchen is well-equipped with an extensive range of white fronted cupboards and drawers both at base and eye level whilst integrating an electric oven and induction hob. An door leading to the integral garage with light and power concludes the ground floor. Other properties have demonstrated the ability to convert the garage into extra living accommodation if ever required, subject to the necessary permission and consent.

On the first floor there are three good-sized double bedrooms and a modern shower room fitted with a stylish suite. There is a separate W/C. The property also benefits from uPVC double glazing throughout and a modern gas central heating system, creating an efficient home to run.

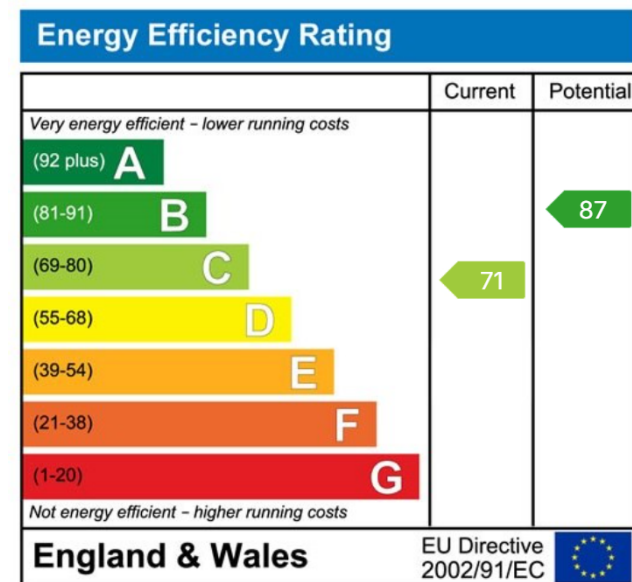
To the outside the property is approached by a driveway providing off-road parking with an adjacent front garden mainly laid to lawn and enclosed by shrubs and trees. The pathway provides access to the front door as well as further access via a pedestrian gate to the rear garden which enjoys a good degree of sunlight throughout the day. The garden has a good sized decking area and is also mainly laid to lawn with flower and shrub borders and a gate which leads to the park behind.

TENURE - Freehold **SERVICES** - We understand all the main services are connected **OUTGOINGS** - Council Tax Band C **MOBILE AND BROADBAND COVERAGE** - Broadband is connected to this property, for specific checks, please use this link [checker.ofcom.org.uk](https://www.ofcom.gov.uk/usage/usagechecker)





- A semi-detached house in this desirable cul-de-sac
- Well-presented and 'ready to move into'
- Within walking distance of amenities
- Kings school catchment area
- Living/Dining room
- Well-equipped kitchen. Integral garage
- Three good-sized double bedrooms
- Stylish shower room and separate w.c
- Enclosed rear garden with bordering flowerbeds, decking and lawn
- Driveway and parking



Ottery St. Mary
Exeter
Sidmouth

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