



West Hill, Ottery St Mary

Guide Price £615,000

4 3 2



This is a superb small gated community for the over 55's, designed by Blue Cedar to provide an extremely comfortable home with minimal property or garden maintenance. The location is convenient for the village amenities which include a convenience store/post office and an active Village Hall. The adjoining countryside provides an idyllic setting and a haven for local wildlife, whilst the A30 dual carriageway is also within easy reach allowing swift access to the Cathedral city of Exeter, M5, and the coast.

The property itself is in show home condition, enjoying light and airy, well proportioned accommodation with quality fixtures and fittings throughout. The reception hall creates a fine first impression with oak doors and flooring and under-floor heating that continues throughout all of the ground floor. The spacious dual aspect sitting room has a wonderful light and airy feel with double doors leading through to the dining room with French double glazed doors and a pleasant garden and country outlook. The kitchen is comprehensively equipped with an excellent range of quality cupboards and drawers at both base and eye level, whilst incorporating built-in appliances including an eye-level oven with microwave above, fridge/freezer, washer/dryer, and dishwasher. The cream fronted units are complemented by the attractive granite work surfaces which provide plenty of room for food preparation, and has an inset induction hob. An internal door from the kitchen also provides access into the large garage. The ground floor is concluded by a bedroom which provides a flexible arrangement for those that may experience mobility issues or simply prefer a ground floor bedroom particularly as the luxury ground floor shower room/w.c can be adapted to become an ensuite to the bedroom. Alternatively the room can be used as a office or study.

On the first floor are three further good size bedrooms including the master suite which is a wonderful room benefitting from a Juliet balcony with lovely views across the village towards Sidmouth gap. There is plenty of storage with a large built-in wardrobe running the full length of this spacious room and another superbly presented shower room providing a very comfortable en-suite. The family bathroom is also spacious and fitted with contemporary stylish fixtures and fittings. The house was built in recent years to a high specification with energy efficiency in mind, being thoroughly insulated, along with modern gas central heating. The ground floor and bathrooms have under floor heating and radiators provide heating for the other rooms.


This gated community has attractive lighting in the evening, along with electrically operated remote control gates which provide a comfortable level of security and peace of mind. The gates open onto the central communal gardens which are well maintained and thoughtfully landscaped to create a lovely environment for the residents to enjoy. The property itself is approached via an attractive brick paved drive providing off road parking and access to the attached garage with light and power (remoted operated door) The front and rear gardens are well stocked and professionally landscaped by the current owner with an extensive range of specimen plants and shrubs which would please any keen gardener. There are several seating areas which provide pleasant spaces for outside dining/entertaining in the summer months and the garden enjoys an excellent degree of privacy and seclusion.

VIEWING By prior appointment with Redferns 01404 814306

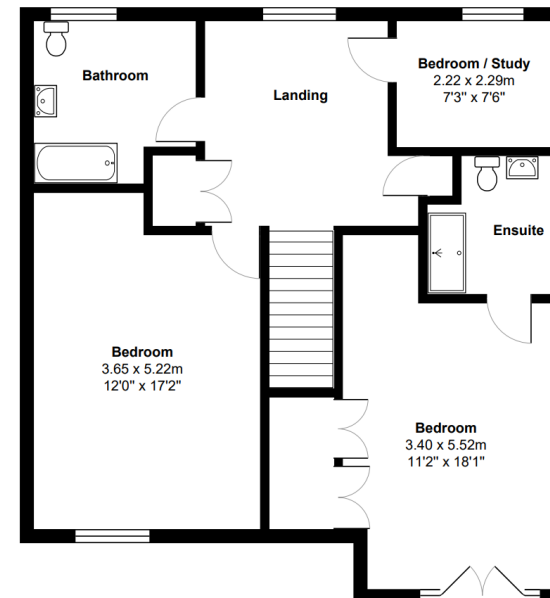
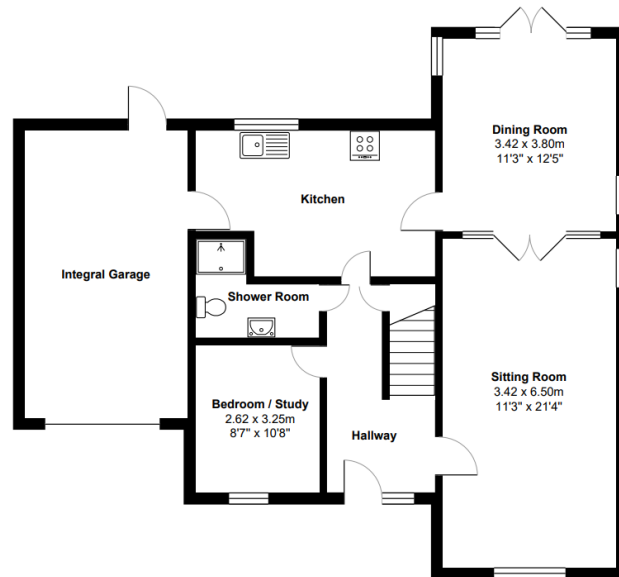
Only one member of the family needs to meet the criteria of being over 55 years of age.
Dogs are permitted

TENURE Freehold



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

- Reception hall with Oak flooring and doors
- Ground Floor shower room
- Three good size bedrooms
- Plenty of storage with a large built-in wardrobe
- Spacious dual aspect sitting room
- Beautifully appointed kitchen
- Ground-floor bedroom or office
- Juliet balcony with lovely views across the village
- Large landscaped gardens. Garage and off road parking



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