



20 Gerway Close, Ottery St. Mary, EX11 1GL

Offers Over £350,000

3 2 1



Gerway Close is situated in an enviable location on the edge of town surrounded by glorious East Devon countryside, yet within easy reach of the town's excellent amenities including the highly regarded Kings School. The A30 dual carriageway is also accessible, providing swift access to the Cathedral City of Exeter, M5 and the coast.

This well-presented and spacious 3 bedroom property was build by the highly reputable developer David Wilson and includes a convenient downstairs WC and spacious hallway which flows into the kitchen/breakfast room. The kitchen features a bay window area, perfect for a breakfast table and is well-equipped with modern appliances, including an eye-level oven, a four-burner gas hob and an integrated extractor hood. There is generous worktop surface space and ample storage providing an excellent space for both cooking and entertaining. The hallway leads into the spacious sitting/dining room with double doors opening onto the rear garden bringing in plenty of natural light.

On the first floor, stairs lead to an open landing that provides access to all the bedrooms and the family bathroom. The main bedroom includes a built-in wardrobe along with an en-suite shower room fitted with a modern white suite. The family bathroom is also fitted with a modern white suite. The second bedroom is a spacious double room, whilst the third bedroom is also a good size. The property benefits from UPVC double glazing and efficient gas central heating throughout.

To the outside, the property is approached via a front pathway and an expanse of lawn. A long driveway provides off-street parking for at least two cars and leads to a single garage, with an up-and-over door, power and lighting. A pedestrian side gate provides access to the rear garden, which is mainly laid to lawn and enclosed.

Ottery St Mary is one of the most pleasant and friendly small towns in East Devon with many amenities, shops, pubs, churches, good schools, medical centre, recreational activities, sports centre and bus services. Although surrounded by beautiful open countryside it is particularly accessible; within 6 miles of the coast at Sidmouth, Exeter 10 miles (M5 junctions) with the new A30 dual carriageway giving swift access and Honiton 6 miles with further shops, amenities and mainline station (Waterloo-Exeter).

VIEWING By prior appointment with Redferns 01404 814306

SERVICES We understand all mains services are connected.

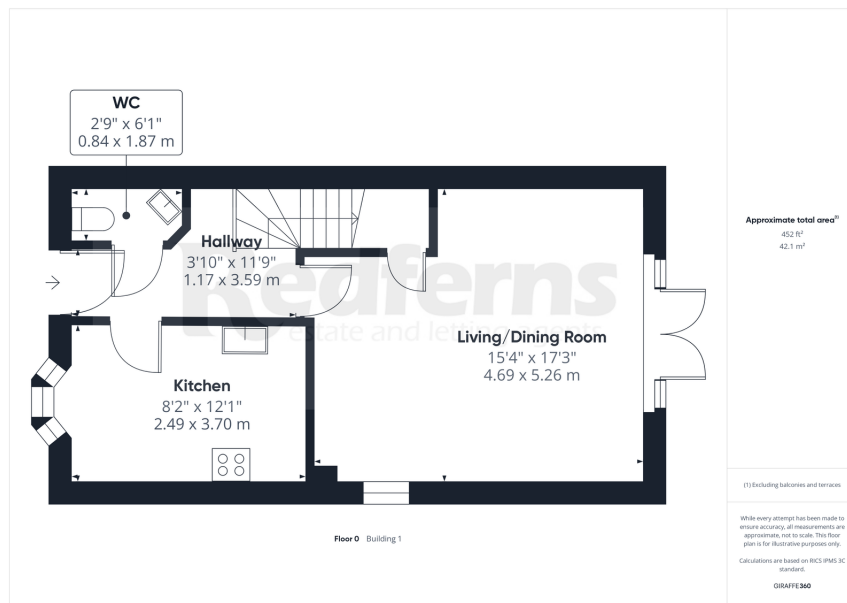
OUTGOING Council Tax Band C (as per Gov.UK Website at the date of first listing)

TENURE Freehold

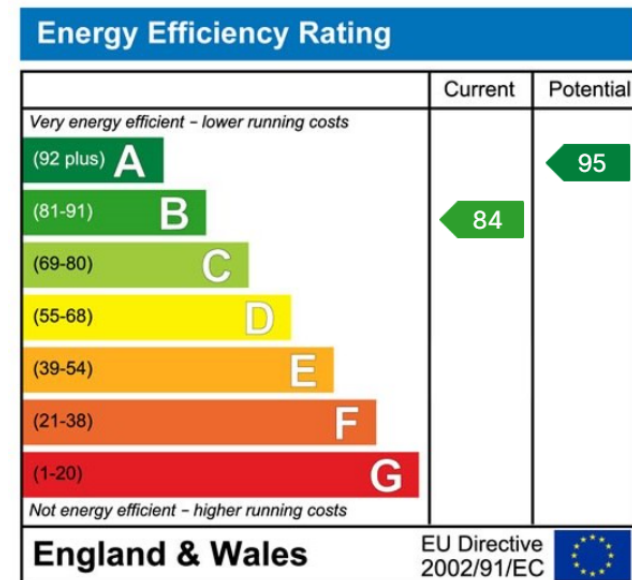
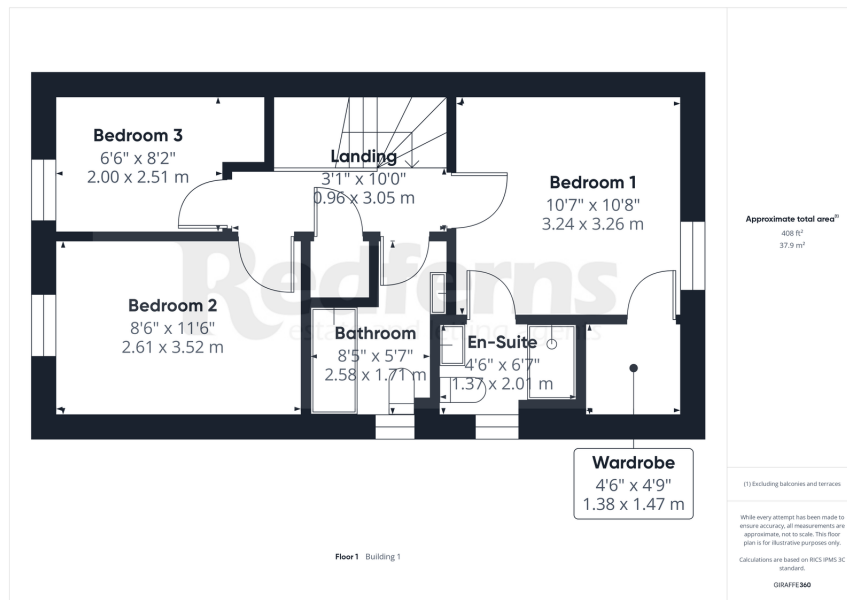
MOBILE AND BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use this link checker.ofcom.org.uk

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.





- Three Bedroom Semi-Detached House
- Entrance Hallway
- Cloakroom/W.C.
- Well-Equipped Kitchen
- Living/Dining Room
- Three Bedrooms. Master En-Suite
- Family Bathroom
- Rear Garden
- Driveway & Garage
- David Wilson Development



Ottery St. Mary
Exeter
Sidmouth

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