



Claremont Field, Ottery St. Mary

Guide Price £375,000

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Claremont Field is a sought-after residential area situated on the southern fringes of the town, yet the excellent local amenities are easily accessible including the renowned Kings School. The surrounding countryside also offers pleasant views as well as excellent countryside walks.

The accommodation is well proportioned throughout and a covered porch shelters the front door which opens onto a welcoming entrance hallway. The hallway offers ample room to hang coats and shoes and provides access to the downstairs cloakroom/ WC. The living room is a superb reception room with a feature bay window allowing a light and airy feel. An opening leads through to the dining room that has ample space for a family dining table and chairs with patio doors that offer direct access to the rear garden. The adjoining kitchen is fitted with cupboards and drawers both at base and eye level and complimenting work surfaces. There is an integral electric oven and gas hob whilst allowing plenty of space for modern appliances. The kitchen door provides access to the rear garden.

Stairs rise to the first floor which offers three good sized bedrooms including the master bedroom with a bay window and far reaching countryside views in the distance. The family bathroom is fitted with a white suite and a useful storage cupboard. The property benefits from a gas central heating system and uPVC double glazing throughout.

To the outside, the property is approached via a driveway providing off-road parking leading to the garage with light and power. The rear garden has been thoughtfully landscaped and tiered with ease of maintenance in mind. There is an initial patio area providing an ideal space for outside dining in the summer months as well as a range of gravelled areas with plants and shrubs. Steps leading to a large area of decking providing an excellent seating space with stunning countryside views as well as enjoying a good degree of sunlight.

VIEWING By prior appointment with Redferns 01404 814306

TENURE Freehold

SERVICES We understand mains services are connected.

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

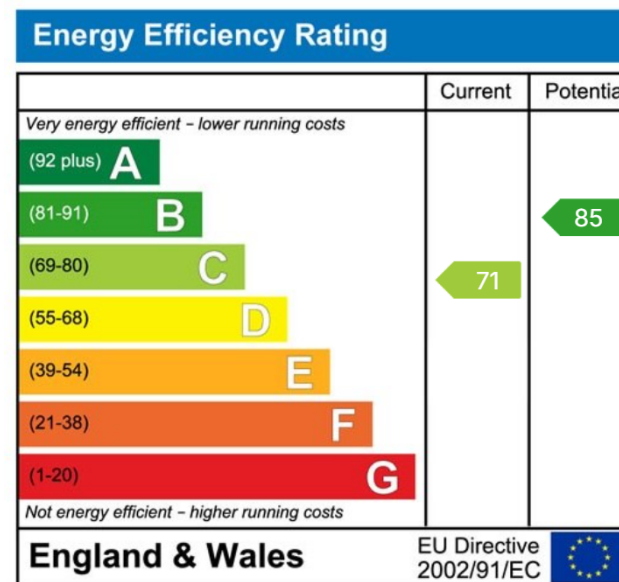
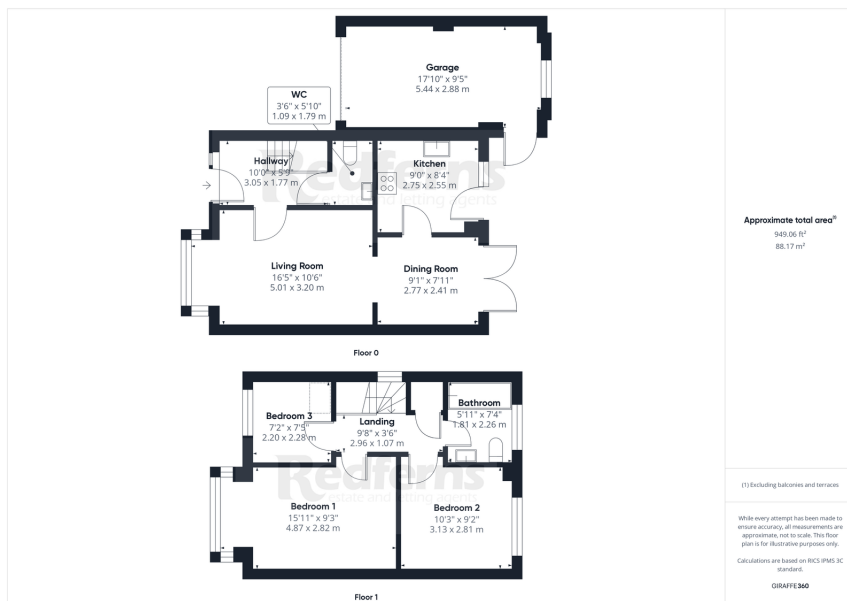
AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue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



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2. Statements contained in these particulars are not to be relied on as statements or representations of fact and are made without responsibility on the part of the agents or vendor. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each statement. The vendor does not make or give and neither the agents or their employees have authority to make or give any representation or warranty in relation to the property or its use.
3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These must be verified by any intending purchaser.
4. All properties are offered subject to contract and being unsold. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting any property which has been sold, let or withdrawn.
5. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
6. Descriptions of a property are inevitably subjective but we endeavour to make our particulars accurate. If there are any points of particular importance please contact us before viewing and we will be pleased to check or clarify information.

- Light and Spacious Detached House
- Downstairs Cloakroom/ WC
- Living Room
- Bathroom
- Garage & Driveway
- Sought-After Residential Area
- Kitchen & Dining Room
- Three Bedrooms
- Rear Garden with Countryside Views
- No Onward Chain



Ottery St. Mary
Exeter
Sidmouth

01404 814 306
01392 984 511
01395 512 544

www.redfernsproperty.co.uk | sales@redfernsproperty.co.uk

