



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 Redfern's 01404 814306

TENURE Freehold

SERVICES We understand mains services are connected.

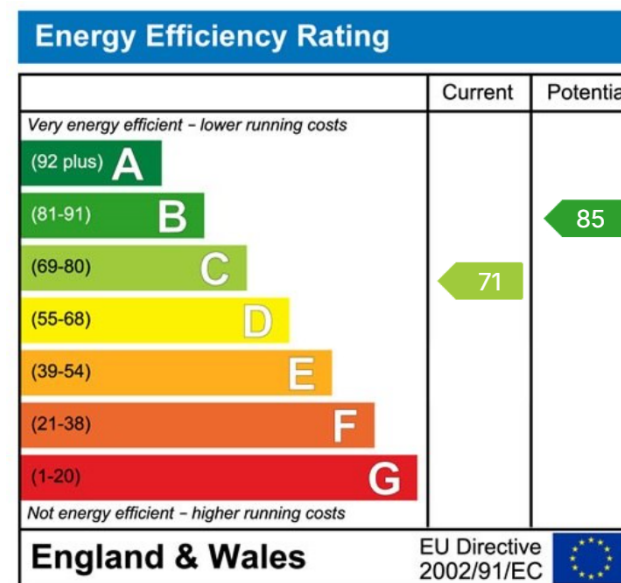
OUTGOINGS Council Tax Band C (as per Gov.UK Website at the date of first listing)

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.





- 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



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