



Grandisson Drive, Ottery St. Mary

Guide Price £350,000

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Grandisson Drive is a desirable and mature cul-de-sac, conveniently situated on the edge of town giving easy access into the town centre as well as the respected Primary School.

The property itself is well-presented and has been refurbished throughout over recent years and provides an extremely comfortable home for a variety of different occupants. The accommodation briefly comprises an entrance porch with downstairs w.c. located opposite. There is a reception hallway with stairs leading to the first floor. The large living/ dining room is an excellent size, triple aspect and provides a light and airy feel with French doors leading to the decking area. The kitchen is fitted with a range of white fronted cupboards and drawers both at base and eye level with a gas hob, electric oven and space for further modern appliances. There is a useful utility room that has further storage cupboards, worksurface, a breakfast bar and appliances space for a washer/dryer with a door leading to the decking area.

On the first floor are three good sized bedrooms with the main bedroom benefiting from a built-in wardrobe. The family bathroom has been fitted with a modern white suite and has a separate bath and shower cubicle. Stairs leading from the third bedroom provides access to the loft room which is occasionally used as a bedroom, accommodating a double bed if required. There is an en-suite w.c.

To the front of the property is a driveway providing off-road parking and access to the garage with light and power. The front garden is tiered and a good size with ease of maintenance in mind. The rear garden is an appealing feature, taking full advantage of the sunlight throughout the day. There is a substantial decking area for outdoor dining and entertaining and steps down lead to a large expanse of lawn.

VIEWING By prior appointment with Redfern's 01404 814306

TENURE Freehold

SERVICES We understand mains services are connected.

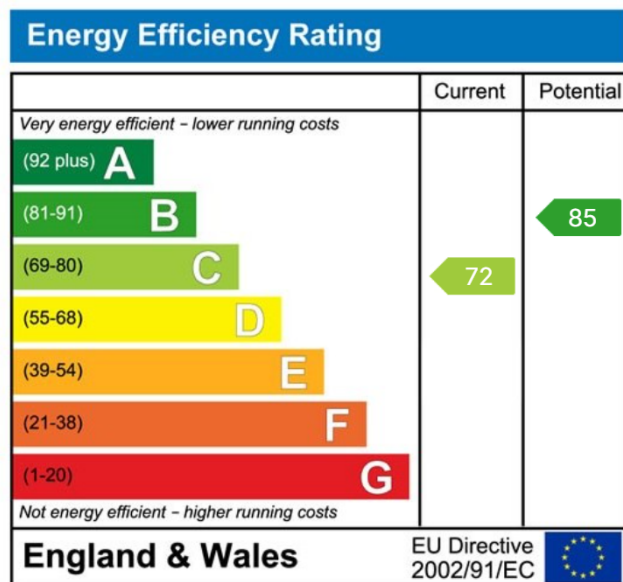
OUTGOINGS Council Tax Band C (as per Gov.UK Website at the date of first listing)

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.





- Spacious Semi-Detached Family Home
- Living/Dining Room
- Three Bedrooms. Loft Room used as a Bedroom
- Good Sized Rear Garden
- Driveway & Garage
- Entrance Hallway & Downstairs W.C.
- Kitchen & Utility Room
- Family Bathroom, Separate Bath & Shower Cubicles
- Large Decking Area
- No Onward Chain



IMPORTANT NOTICE

- Every care is taken in preparing these particulars but they do not constitute nor constitute any part of an offer or a contract. They are prepared in good faith but they are for guidance only and intended to give a fair description of the property.
- 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.
- 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.
- 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.
- 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.
- 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.

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