



42 Oak Close, Ottery St. Mary, EX11 1BB

Guide Price £439,950

3 1 2



Oak Close is a quiet and mature residential cul-de-sac on the outskirts of Ottery St Mary, enjoying pleasant countryside outlooks and within walking distance of the many amenities, schools and shops in the town. The property itself has a light and airy feel and provides a blank canvas for both families and retired occupants alike.

SERVICES We understand all mains services are connected.

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

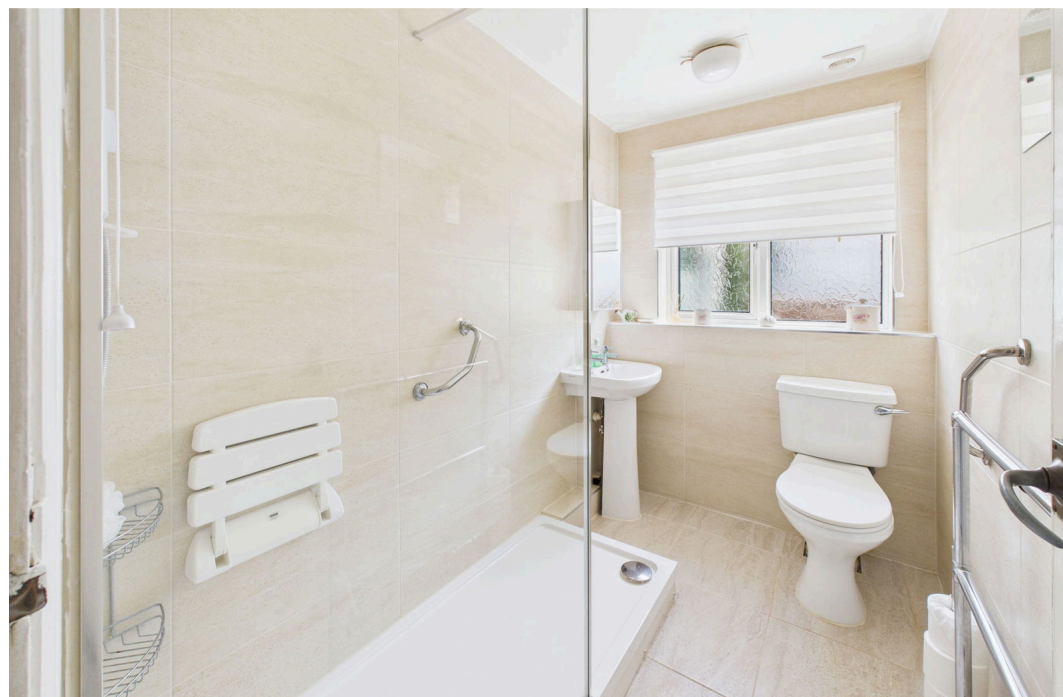
MOBILE AND BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use this link checker.ofcom.org.uk

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

IMPORTANT NOTICE 1. 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. **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 himself 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be accepted for any expenses incurred by any intending purchaser in inspecting any property which has been sold, let or withdrawn.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.

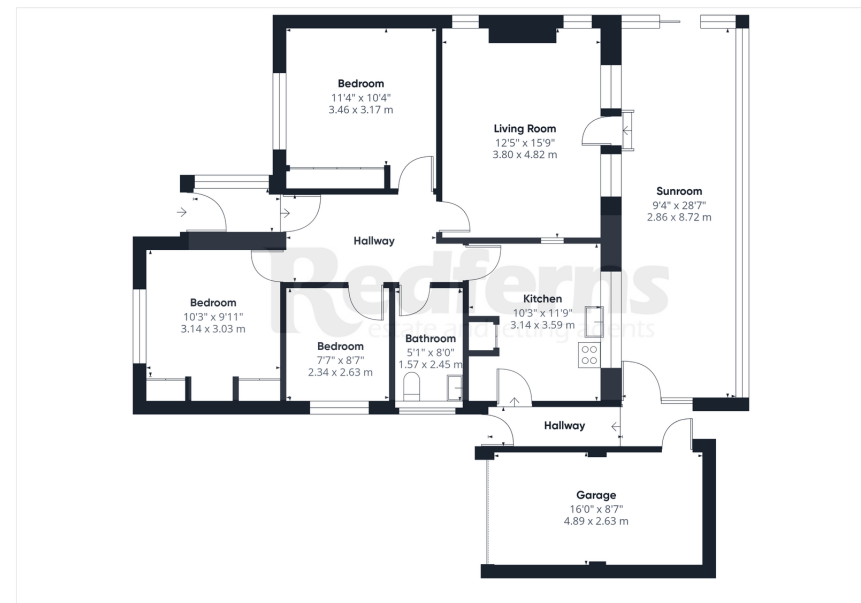
Redferns is a trading name of Redferns Ottery St Mary Limited Registered in England and Wales 4817078

Registered Office 8 Mill Street, Ottery St Mary, Devon EX11 1AD



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

- A spacious detached bungalow
- Entrance Lobby, Hallway Kitchen
- Three bedrooms
- uPVC double glazing and gas central heating
- Large predominantly lawned rear garden with paved patio
- Located at the end of a popular cul-de-sac
- Good sized lounge and conservatory
- Recently refitted shower room
- Long driveway in front of the garage
- No onward chain



Ottery St. Mary
Exeter
Sidmouth

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