



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

£365,000

3 2 1



Gerway Close is situated in an enviable location on the edge of the 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.

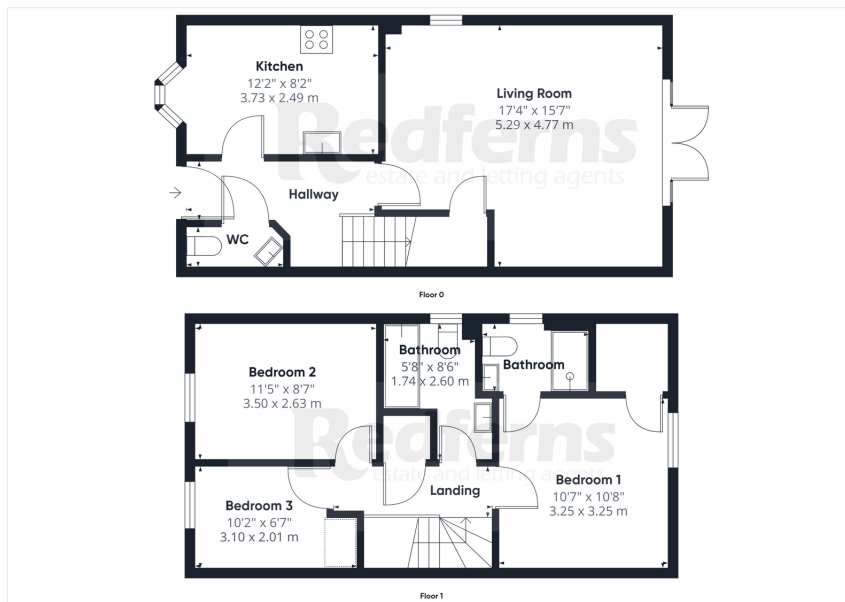
This wonderfully presented and spacious 3 bedroom property was build by the highly reputable developer David Wilson and the current owner has enhanced the property further with a range of further upgraded fixtures, fittings and tasteful decor throughout. The accommodation includes an entrance hallway with a convenient downstairs cloakroom/WC. The Amtico floor continues throughout the ground floor and the light and airy kitchen/breakfast room 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 French doors opening onto the rear garden bringing in plenty of natural light. The room also provides ample space for a dining table and there is a large storage cupboard under the stairs.

On the first floor, stairs lead to an open landing that provides access to all the bedrooms and the family bathroom. There is access from the landing to the loft space, which is boarded and has a loft ladder installed. The main bedroom overlooks the rear garden and includes a built-in wardrobe along with a recently upgraded en-suite shower room, which is fitted with a high quality and luxurious suite including a new double width walk in Aquilisa shower. The family bathroom has also been recently upgraded and fitted with a quality white suite, including a bath with shower over. The second bedroom is a spacious double room, whilst the third bedroom is also a good size single room. The property also benefits from UPVC double glazing and efficient gas central heating throughout.





- Wonderfully presented semi detached house
- Built by David Wilson Homes in 2017
- Sought after estate within walking distance of the town centre
- Entrance hallway, cloakroom W.C
- Kitchen breakfast room, large lounge/dining room
- Three good sized bedrooms (largest with ensuite shower room)
- Additional family bathroom fitted with a quality suite
- Gas central heating, uPVC double glazing, full fibre broadband
- Driveway in front of the garage
- Good sized lawned rear garden with large paved patio.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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