



Ridgeway, Ottery St. Mary, EX11 1DT

£335,000

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The property is approached through the front gate to the front door. The entrance hall is a light welcoming space with a door to the main living area and stairs to the first floor. The stylish living room is filled with character, featuring exposed brick accent walls, rich wooden flooring, and a charming black-tiled fireplace that adds warmth and sophistication. The bright bay window floods the room with natural light, making it a perfect space to relax or entertain.

Flowing seamlessly into the dining area, the open-plan layout creates a sociable heart of the home. With bespoke shelving, clean white decor, and French doors leading to the rear garden, this space is both practical and full of personality.

Upstairs, you'll find two spacious double bedrooms, a well-proportioned single bedroom, and a modern family bathroom. Each room is tastefully finished, continuing the home's elegant yet homely style.

The rear garden is a real standout feature, beautifully landscaped with a tranquil pond, multi-level decking, and a brick-built outbuilding, ideal for use as a studio, workshop or storage. The garden offers an idyllic spot for summer gatherings, morning coffee, or evening wind-downs.

Located in a popular residential area, the property is close to local schools, shops, parks, and transport links, making it a convenient and desirable home for a range of buyers.

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VIEWINGS By prior appointment with Redferns on 01404 814306

SERVICES We understand all mains services are connected.

OUTGOINGS Council Tax Band C (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](https://www.ofcom.gov.uk/usage/coverage-checker/)

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- Three well-proportioned bedrooms
- Modern fitted kitchen with integrated appliances
- Contemporary family bathroom
- Gas central heating and double glazing throughout
- Council Tax band C
- Bright and airy living room with feature fireplace
- Dining area with French doors opening to the rear garden
- Beautiful rear garden with patio area
- Close to schools, amenities, and public transport
- EPC Rating TBC



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