



St. Anthony's Close, Ottery St. Mary, EX11 1EN

Guide Price £295,000

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Nestled in a quiet residential location, this attractive three-bedroom semi-detached house offers the perfect blend of practical family living and potential to personalise. Set on a generous corner plot with a private rear garden and a garage in a nearby block, the property presents an excellent opportunity for first-time buyers, young families, or those looking to downsize.

Step inside to a welcoming hallway, complete with a handy downstairs WC. The living room is bright and spacious, with ample room for comfortable seating and everyday family life. From here, the accommodation flows through to the dining room, an ideal setting for family meals or entertaining guests, with views and access out to the rear garden. The kitchen is fitted with a range of cabinets and work surfaces, offering good storage and space for appliances, again with a pleasant outlook over the garden. Upstairs, the home provides three bedrooms. The principal bedroom is a generous double with plenty of natural light, while the second bedroom also offers good proportions and garden views. A third bedroom makes the perfect child's room, nursery, or home office. The accommodation is completed by a well-appointed family bathroom. The house has a modern gas central heating system and uPVC double glazing.

The property enjoys a corner plot position, giving an enhanced sense of space and privacy. To the rear, the enclosed garden is mainly laid to lawn with a patio seating area, ideal for summer dining, play, or simply relaxing outdoors. A garage, located in a nearby block, provides secure parking or additional storage.

The property is situated in the ever-popular town of Ottery St Mary, a thriving East Devon community best known for its historic church, charming streets, and strong sense of tradition. With a range of independent shops, cafes, pubs, and everyday amenities, the town offers all the essentials close to hand, while still retaining its quaint market-town character.

Families are well catered for with highly regarded primary and secondary schools, as well as parks, riverside walks, and nearby countryside to enjoy. For commuters, the town provides excellent road links to Exeter (approximately 12 miles away), the M5, and Exeter Airport, while the stunning East Devon coastline and the Jurassic Coast World Heritage Site are also just a short drive away.

Ottery St Mary is also famous for its annual Tar Barrels tradition, drawing visitors from far and wide, and it offers a wonderful balance of community spirit, rural charm, and accessibility.

DIRECTIONS What3words///screamed.clapper.admire

SERVICES All main services are connected.

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

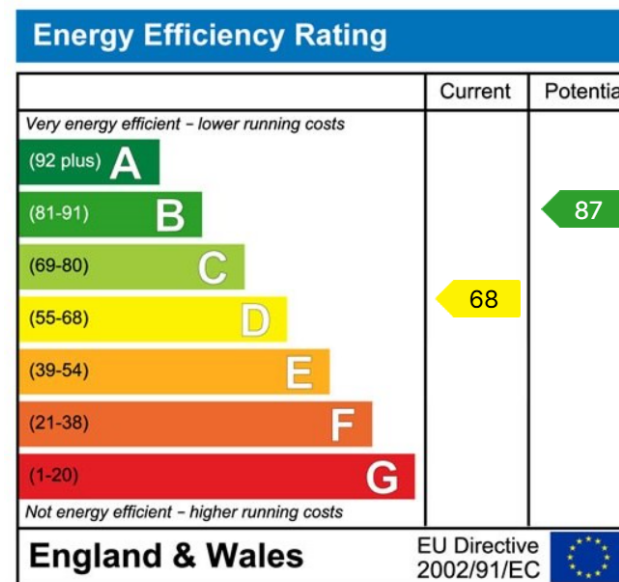
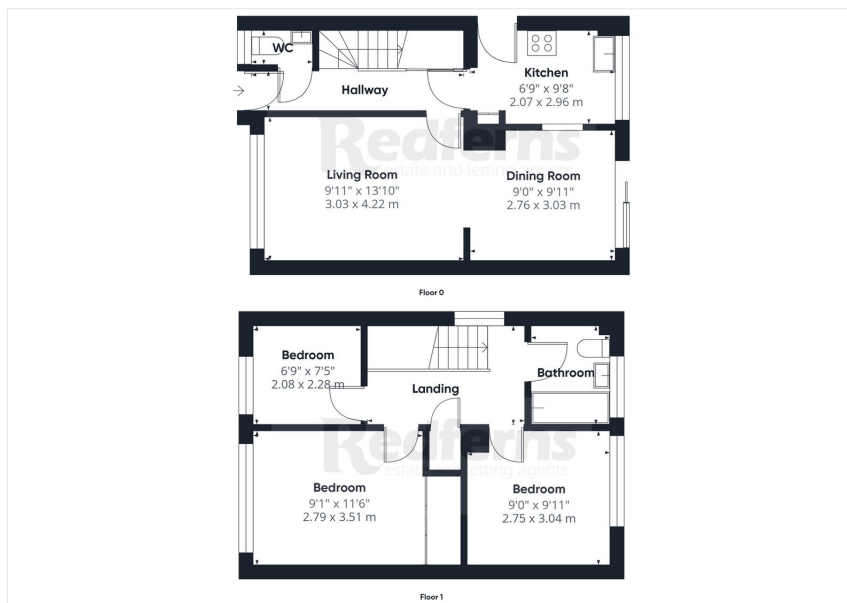
MOBILE AND BROADBAND COVERAGE Fibre broadband is connected to this property, for specific checks, please use this link [checker.ofcom.org.uk](https://www.ofcom.org.uk)

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 to a sale. Photographic identification such as a passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence





- Hallway with W.C.
- Kitchen
- Gas central heating
- Corner plot
- Secluded rear garden
- Open plan sitting room / dining room
- Three bedrooms
- uPVC double glazing
- Potential to extend STP
- Garage in a block



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