



41 Oak Close, Ottery St. Mary

Guide Price £435,000

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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.

The accommodation briefly comprises an entrance hallway with stairs leading to the first floor. The living room is an excellent size with a ornamental fireplace and a lovely outlook onto the mature and private front garden. The formal dining room offers ample space for a large family dining table and chairs with sliding doors out to the rear garden as well as doors leading through to the conservatory. The conservatory provides an multifunctional space with a lovely outlook over the rear garden. The kitchen is well-equipped with a range of white fronted cupboards and drawers both at base and eye level whilst allowing space for modern appliances. A kitchen door leads out to the rear courtyard. There are two double bedrooms on the ground floor including the master bedroom with an en-suite shower room. A bathroom fitted with a white suite concludes the ground floor.

On the first floor are two further bedrooms and a useful storage room is located off one of the bedrooms that can be used for a variety of purposes. The property benefits from uPVC double glazing throughout, gas central heating, and PV solar panels.

To the outside the property is approached via a driveway providing parking for several vehicles leading to the single garage. The front garden offers a good degree of privacy and sunlight with a variety of plants and shrubs. The mature rear garden is laid to lawn and also boasts a variety of plants and shrubs along with a good degree of privacy. There is a further patio area and courtyard providing the perfect space for outdoor dining and entertaining and a useful garden shed and greenhouse.

VIEWING By prior appointment with Redfern's 01404 814306

TENURE Freehold

SERVICES We understand mains services are connected.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 detached chalet style bungalow
- Mature private front and rear gardens
- Kitchen allowing space for modern appliances
- Four bedrooms including master bedroom en-suite
- Single garage and driveway
- Located in a quiet and residential cul-de-sac
- Spacious living room with ornamental fireplace
- Dining Room. Conservatory.
- Bathroom fitted with a white suite
- No onward chain.



Ottery St. Mary
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