



Raleigh Road, Ottery St Mary

Guide Price £399,950

4 2 1



This versatile and well-presented chalet was fully reconstructed and extended in 2007 and is one of the most modern properties in this popular road. The thoughtful layout creates a comfortable home and is in one of the more desirable areas of the town. It is situated on the eastern outskirts and benefits from a level walk into the town centre with all its excellent amenities, including various independent shops, a supermarket, and highly regarded primary and secondary schools.

The property benefits from well-proportioned accommodation briefly comprising; reception hall leading to the spacious well-equipped kitchen with a range of modern cupboards and drawers at both base and eye level with built-in double oven and gas hob. There is space for further modern appliances and the attractive worktops provide plenty of room for food preparation pleasing any keen cook. There is a utility/boot room with space and plumbing for a washing machine, additional storage space and direct access to the garden. The large open-plan sitting room/dining room is impressive and allows family and friends to dine and socialise together whilst enjoying a lovely light and airy feel.

There are two ground-floor double bedrooms (currently used as home offices) one with French doors leading to the south-facing rear garden. The ground floor bathroom is fitted with a modern white suite whilst on the first floor are two further spacious double bedrooms and a large shower room, again fitted with a modern white suite. The home also benefits from plenty of storage with a kitchen larder, under eaves and stair cupboards. There is also double glazing throughout, oak veneer internal doors and an efficient gas central heating system.

To the outside, there is a garage with light, and power, along with a driveway allowing off-road parking. To the front of the property is an open plan predominantly laid to lawn garden with a pathway leading to the front door. The rear garden is fully enclosed enjoying a southerly aspect taking full advantage of the sun throughout the day with an excellent degree of privacy and seclusion. A paved patio extends along the back and side garden creating ample space to enjoy outdoor dining in the summer months. There is an expanse of lawn allowing room for children to play with bordering flowerbeds with mature plants and shrubs.

DIRECTIONS What3words:///salmon.snaps.shelf

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

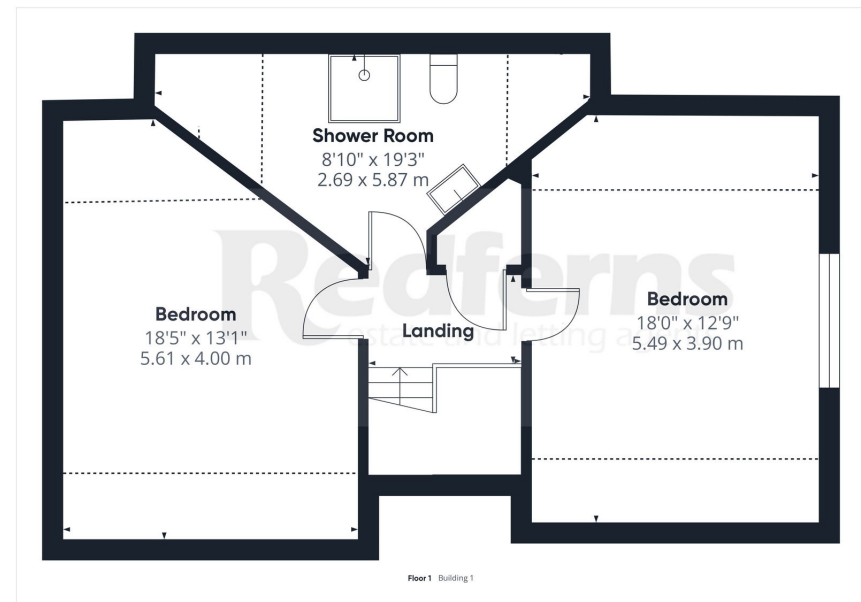
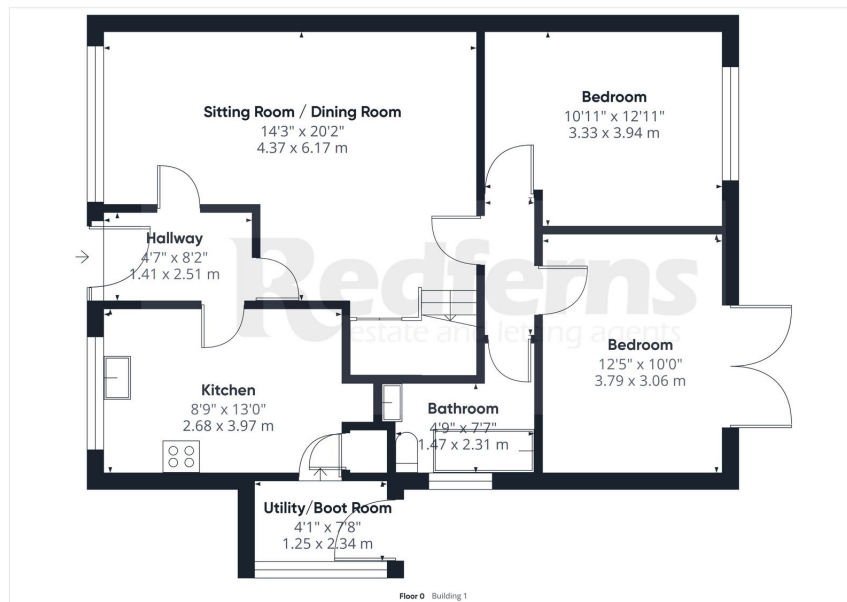
Redferns is a trading name of Redferns Ottery St Mary Limited Registered in England and Wales 4817078

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Light and airy semi detached chalet
- Reception hall leading to the well equipped kitchen
- Large open plan sitting room/dining room
- Ground floor bathroom fitted with a modern white suite
- Driveway leading to the garage with light and power
- Within walking distance of the towns amenities
- Utility room with space and plumbing for a washing machine
- Two ground floor double bedrooms
- Two further spacious double bedrooms and a large shower room on the first floor
- Fully enclosed south facing rear garden *No onward chain



Ottery St. Mary
Exeter
Sidmouth

01404 814 306
01392 984 511
01395 512 544

www.redfernsproperty.co.uk | sales@redfernsproperty.co.uk

