



1a Coleridge Road, Ottery St. Mary, EX11 1TD

Guide Price £375,000

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Coleridge Road is a mature cul-de-sac standing on the extreme eastern outskirts of the town, very close to open countryside, but more importantly within level walking distance of the town centre, with the local Primary School and renowned King's School also within easy reach.

The property enjoys well-proportioned, light and airy accommodation, thoughtfully providing a substantial family home. The accommodation briefly comprises a reception hall with a cloakroom and W.C. There is a sitting room and a lovely kitchen/dining room enjoying a pleasant view over the garden. There is a range of modern cupboards and drawers, both at base and eye level, enhanced by attractive Oak effect worktops with space for a variety of appliances. There is plenty of space for a family-sized dining table and chairs, providing a lovely socialable room for family and friends to cook and dine together. The French doors allow direct access to the rear garden, and a useful utility room offers additional storage and appliance space. The integral door to the garage provides an opportunity to convert the garage into additional accommodation if ever required.

On the first floor are four bedrooms, and the master has the benefit of an en-suite shower room. The family bathroom is a good size and fitted with a modern suite. The property benefits from a modern gas central heating system and uPVC double glazing.

Outside, to the front of this family home is a brick-paved driveway providing off-road parking and access to the garage. The front garden is predominantly open plan with an area of lawn with a pathway leading to the front door and side gate. The side and rear garden is laid to lawn and a blank canvas for a keen gardener, or allows room for children to run and play. The garden is fully enclosed and enjoys an excellent degree of privacy, and the paved patio area provides plenty of room to enjoy outdoor dining/entertaining in the summer months. There is a brick-built BBQ and a large expanse of lawn.

Ottery St Mary is one of the most pleasant and friendly small towns in East Devon, with many amenities, shops, including Sainsbury's, pubs, churches, very good schools, a post office, a medical centre, a local hospital, recreational activities, a sports centre and bus services. Although surrounded by beautiful open countryside, it is particularly accessible; 6 miles to the coast at Sidmouth, Exeter 10 miles (M5 junction), with the A30 dual carriageway giving swift access. Honiton is 6 miles away with further shops, amenities and a mainline station (Waterloo-Exeter).

DIRECTIONS: What3words:///outhouse.buzzards.weaved

SERVICES We understand all mains services are connected.

TENURE Freehold

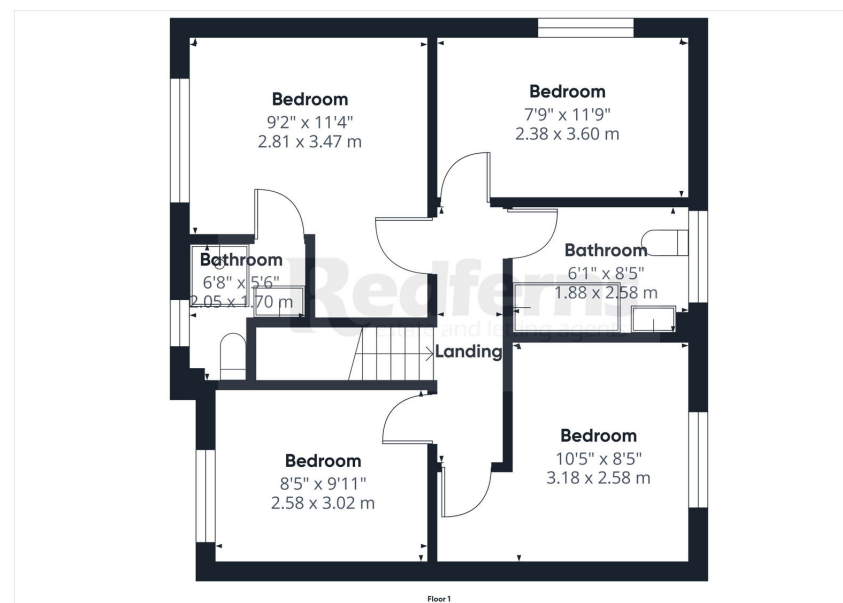
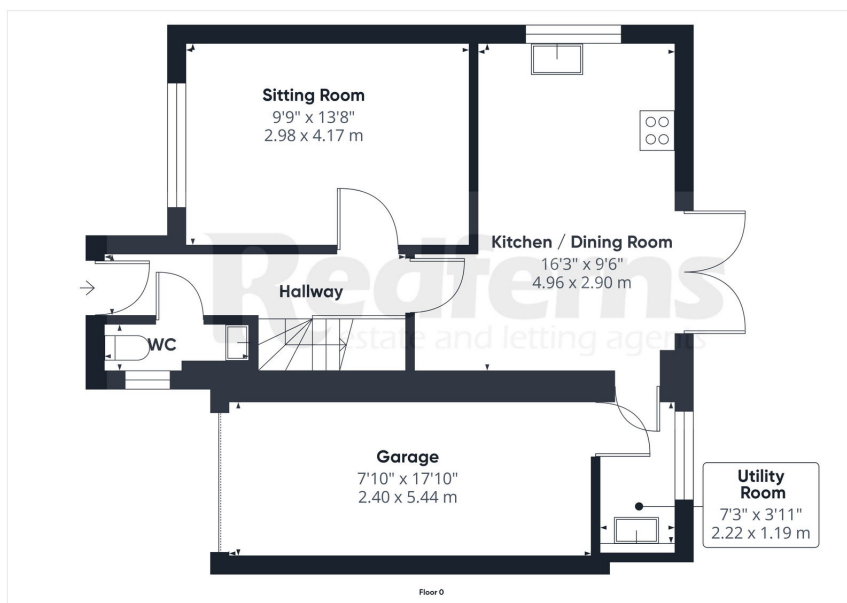
OUTGOINGS Council Tax Band D (as per Gov.UK Website on the date of first listing)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	77	
(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

- Light and airy family home
- Kitchen/dining room
- Four Bedrooms
- Family bathroom
- Corner position
- Sitting room
- Utility room
- Master Ensuite
- Modern gas central heating
- No onward chain



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 Sidmouth

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