



3 Potters Close, West Hill, Ottery St. Mary, EX11 1YE

Guide Price £599,950

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This lovely light and airy home is situated in Potters Close, which is a quiet cul-de-sac tucked away close to the heart of this thriving woodland village with excellent local amenities which are all within easy walking distance, including a highly regarded Primary School and Convenience Store with Post Office, Bakery etc. The major link roads are within a few minutes' drive, giving swift access to the Cathedral city of Exeter, M5, the countryside and the coast.

The property itself has well-proportioned, light and airy accommodation, briefly comprising: reception hall with a cloakroom W.C leading to the well-equipped kitchen/breakfast room, which is fitted with an extensive range of white fronted cupboards and drawers both at base and eye level, with a built-in double oven, inset hob and room for further modern appliances. There is plenty of room for a breakfast table and chairs and the attractive oak-effect worktops allow ample space for food preparation. The spacious dual-aspect sitting room has a patio door leading to the garden and a feature open fireplace. A dining room allows for more formal occasions with another patio door with pleasant garden outlooks. There is a large study/ playroom which would also lend itself as a ground-floor double bedroom if required.

On the first floor are three double bedrooms with the master bedroom benefiting from an en-suite bathroom fitted with a modern white suite. The family bathroom is also fitted with a stylish white suite and the property also benefits from a modern gas central heating system, along with double glazing, creating an efficient home to run.

The house is situated in a quiet no-through road, approached by a driveway allowing off-road parking for two vehicles in tandem and access to the detached garage with light and power. The garden wraps around the home, giving a wonderful feeling of privacy and seclusion and is predominantly laid to lawn with a paved patio and BBQ area. A superb dry-stone wall in the front garden with Tavistock slate is another appealing feature. There is a summer house which is well-suited to outdoor gatherings and activities.

DIRECTIONS What3words:///deflated.classics.jazz

SERVICES We understand all mains services are connected

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

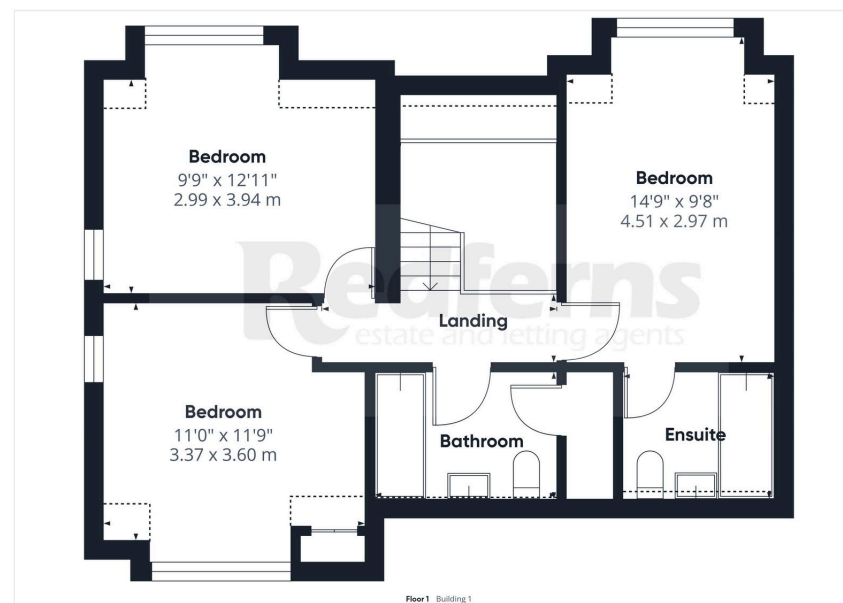
MOBILE AND BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use this link [checker.ofcom.org.uk](https://www.ofcom.gov.uk/consult/condocs/broadband/broadband_11-17/broadband_11-17.pdf)

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 a passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence



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	

- Light and Airy
- Kitchen/breakfast room
- Sitting room
- Dining room
- Office/ground floor bedroom
- Cloakroom W.C.
- Three/Four double bedrooms
- Master Ensuite
- Secluded corner plot
- Driveway & Garage



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