



53 Raleigh Road, Ottery St. Mary, EX11 1TG

Guide Price £260,000

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The property is located in one of the more desirable areas of the town, situated on the Eastern outskirts and benefiting from a level walk into the town centre with all its excellent amenities, including a variety of independent shops, a supermarket, and highly regarded primary and secondary schools.

The well-proportioned accommodation briefly comprises: a spacious reception hall, a fully fitted kitchen with a range of white fronted cupboards and drawers both at base and eye level with space for modern appliances. The attractive blue slate effect worktops allow room for food preparation. The sitting room/dining room has a large picture window allowing light to flood into the room.

There are two double bedrooms, one with a full range of built-in wardrobes and a family bathroom which is fitted with a white suite. The property also benefits from uPVC double glazing throughout and a modern gas central heating system.

To the front of the bungalow is a driveway allowing off-road parking and access to the garage. The front garden is predominantly laid to lawn with deep well-established flowerbeds. The rear garden is fully enclosed and enjoys a good degree of privacy and seclusion, and is south-facing, taking full advantage of the sun throughout the day.. The garden is also predominantly laid to lawn, and a large paved patio area is available for outdoor dining/entertainment in the summer months.

DIRECTIONS What3words///with.tailed.heartened

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://wwwchecker.ofcom.org.uk)

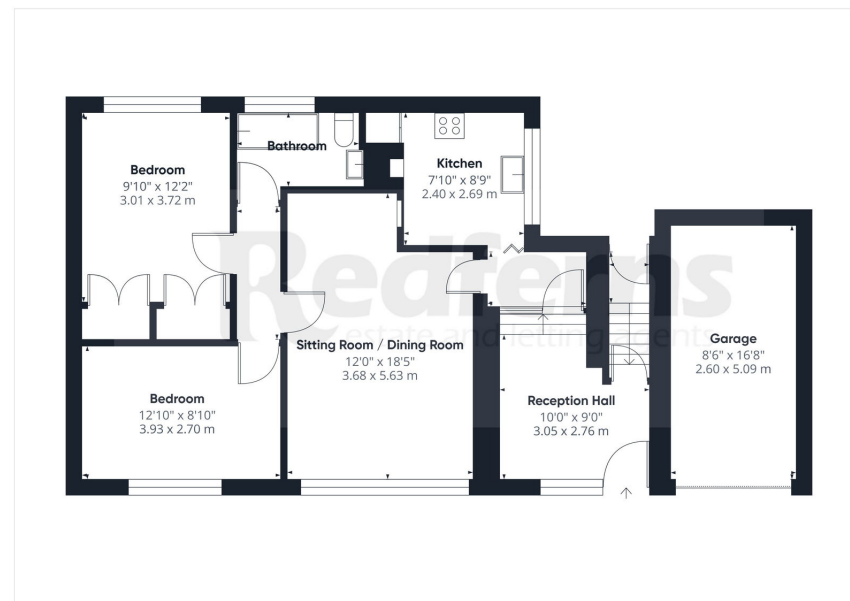
AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence





- Reception Hall
- Kitchen
- Sitting Room / Dining Room
- Two double bedrooms
- Bathroom
- Gas central heating
- uPVC double glazing
- South facing garden
- Lovely views
- Driveway and garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC



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