



71 Slade Close

Guide Price £335,000

4 1 1



Slade Close is a mature and popular residential area, situated on the edge of town and surrounded by glorious countryside whilst being within walking distance of the town centre with its range of excellent independent shops/cafes, restaurants and supermarket. Both the outstanding schools are also easily accessible and the A30 dual carriageway is within reach providing swift access to the Cathedral city of Exeter, the M5 and the coast.

The property itself enjoys light and airy well well-proportioned accommodation, briefly comprising a reception porch and a hallway. The open plan sitting room/dining room is a lovely dual aspect room with a feature fireplace with an inset woodburning stove and patio doors overlooking the rear garden, ideal for family and friends to dine and socialise together. The kitchen is well equipped with a range of cupboards and drawers at both base and eye level, whilst allowing room for modern appliances. The attractive Oak effect worktops allow plenty of room for food preparation. On the first floor are three bedrooms, two spacious doubles and a good-sized single, accompanied by the spacious family bathroom, which is fitted with a modern white suite. On the second floor is a dual aspect double bedroom with pleasant outlooks across the town. There is a modern gas central heating system and double-glazed windows and doors throughout.

To the side of the home is a driveway providing off-road parking and access to the garage. Neighbouring properties demonstrate the potential to substantially extend this already comfortable family home if ever required. The front garden is predominantly open plan with a central path leading to the front door, with a lawn area to the side and well-established flowerbeds, including a mature clematis. The rear garden is a lovely size with a large expanse of lawn allowing plenty of room for children to run and play. There is a patio area to enjoy outdoor dining/entertaining in the summer months in a good degree of privacy and seclusion. The bordering flowerbeds are equally established with a range of specimen plants and shrubs that provide a range of colour and interest throughout the seasons. There is a timber garden shed

DIRECTIONS What3words///honeybees.wager.bookings

SERVICES We understand all main services are connected

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

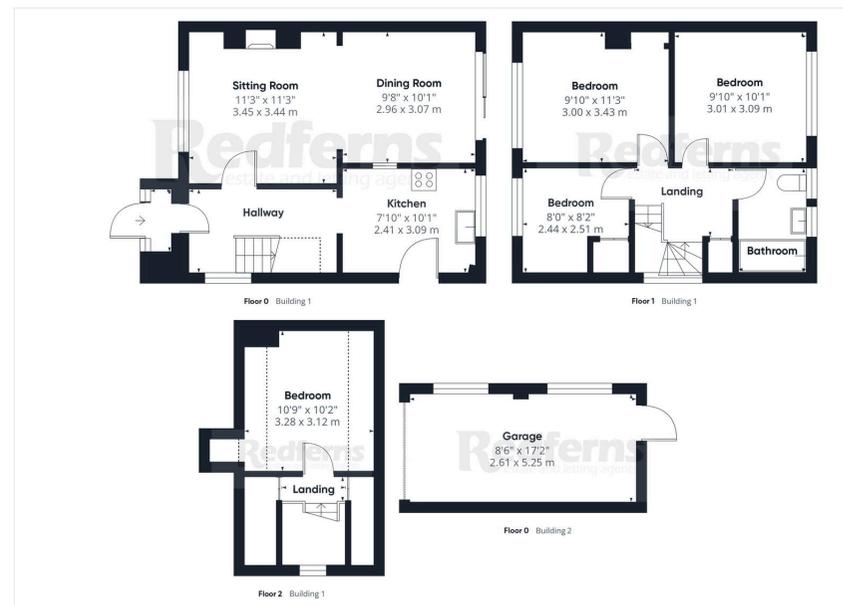
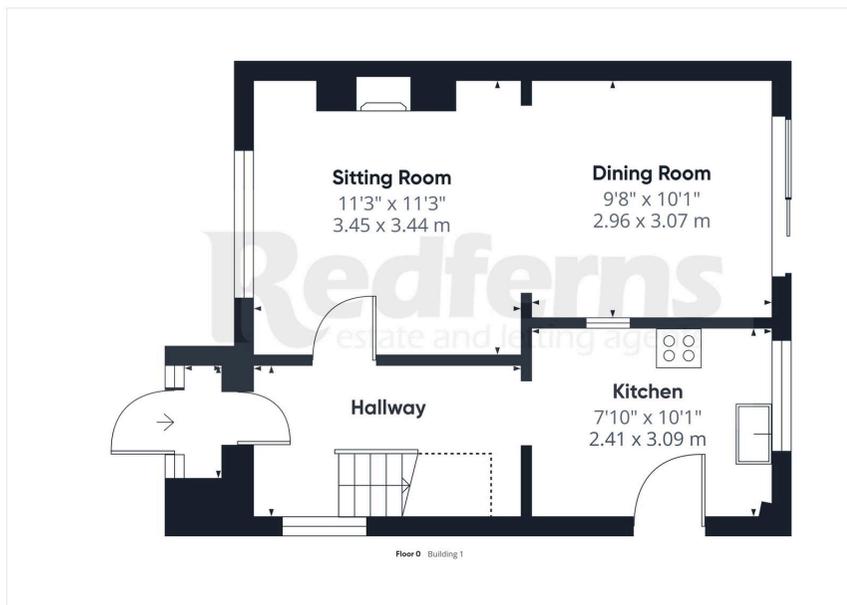
MOBILE AND BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use this link [checker.ofcom.org.uk](https://www.ofcom.gov.uk/usage-checker/)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(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	

- Reception porch and hallway
- Well equipped kitchen
- Spacious family bathroom with a modern white suite
- Driveway and garage
- Good size rear garden
- Open plan sitting room/ dining room with woodburner
- Four good size bedrooms
- Gas central heating and uPVC double glazing
- Mature well established gardens
- Popular location



Ottery St. Mary | 01404 814 306
 Exeter | 01392 984 511
 Sidmouth | 01395 512 544

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

