



7 Heather Close

Guide Price £379,950

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Heather Close is a desirable cul-de-sac located within walking distance of Tesco supermarket (with regular bus services) and close to the town centre with its extensive range of independent shops and retail outlets. There is a train station connecting Exeter with London Waterloo and the A30 dual carriageway provides swift access to the Cathedral City of Exeter, M5 and the coast.

The house itself enjoys light and airy accommodation including an entrance lobby leading into the hallway with the stairs rising to the first floor and access into the living room. The living room is a good size and opens through to the dining room. The dining room provides ample space for a family sized dining table and has sliding patio doors giving access into the conservatory. The conservatory is a pleasant room and provides additional seating space overlooking and giving access to the garden. An inner hallway gives access to the ground floor WC as well as the kitchen. The kitchen has a range of storage units and drawers with complimenting worksurfaces, breakfast bar and tiled surrounds. There is an integral eye level electric oven, induction hob and spaces for further appliances such as dishwasher and a tall standing fridge freezer. A door provides access to the rear garden and a further door opens into the integral single garage. On the first floor there are four bedrooms with the master benefitting from an en suite shower room. There is also a family bathroom fitted with a modern white suite. To the outside the attractive and well stocked rear garden is mainly laid to lawn with a paved patio and a summerhouse which is insulated and has power connected ideal for a range of uses. To the front there is small area of lawn with an adjacent driveway providing off road parking in front of the garage.

VIEWINGS By prior appointment with Redferns on 01404 814306

SERVICES We understand all mains services are connected.

OUTGOINGS Council Tax Band E (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.checker.ofcom.org.uk)

IMPORTANT NOTICE 1. Every care is taken in preparing these particulars but they do not constitute nor constitute any part of an offer or a contract. They are prepared in good faith but they are for guidance only and intended to give a fair description of the property. **2.** Statements contained in these particulars are not to be relied on as statements or representations of fact and are made without responsibility on the part of the agents or vendor. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each statement. The vendor does not make or give and neither the agents or their employees have authority to make or give any representation or warranty in relation to the property or its use. **3.** Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These must be verified by any intending purchaser. **4.** All properties are offered subject to contract and being unsold. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting any property which has been sold, let or withdrawn. **5.** The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. **6.** Descriptions of a property are inevitably subjective but we endeavour to make our particulars accurate. If there are any points of particular importance please contact us before viewing and we will be pleased to check or clarify information.

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





- A modern detached house
- No Onward Chain
- Kitchen, Dining Room, Conservatory, Ground Floor W.C.
- Separate family bathroom
- Driveway in front of the garage
- Located in a popular cul-de-sac towards the outskirts of Honiton
- Entrance Lobby, Hallway, Lounge
- Four good sized bedrooms (Master with ensuite shower room)
- uPVC double glazing, gas, central heating, Solar PV's
- Good sized rear garden with patio and large timber shed



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