



23 Gerway Close

Guide Price £625,000

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Gerway Close is situated in an enviable location on the edge of town surrounded by glorious East Devon countryside, yet within easy reach of the town's excellent amenities including the highly regarded Kings School. The A30 dual carriageway is also accessible, providing swift access to the Cathedral City of Exeter, M5 and the coast.

The property provides a comfortable family home built by a reputable builder in 2017 to a high specification using quality fixtures and fittings. The deceptively spacious well-proportioned accommodation briefly comprises a reception hall with a cloakroom W.C. A study that is perfect for those working from home and the kitchen/breakfast room is most definitely the heart of the home with plenty of room for family and friends to cook, dine and socialise together. The kitchen is well appointed with a comprehensive range of contemporary cupboards and drawers whilst incorporating modern appliances. The Oak effect work surfaces create plenty of room for food preparation pleasing any keen cook and the central island could lend itself as a breakfast bar if required. There is space for a table and chairs for dining or a snug area. French doors provide access to the rear garden and lovely views towards the countryside. The utility room offers additional storage and appliance space. The formal dining room has doors leading to the Sunroom again, with a pleasant garden and country views, and there is a spacious sitting room.

On the first floor are four good size bedrooms with the master suite benefitting from built-in wardrobes and a luxury ensuite facility. The family bathroom is equally well-appointed and enjoys both a bath and separate shower cubicle. This lovely home has modern uPVC double glazing and an efficient central heating system with an EPC rating of B.

To the side of the property is a long driveway providing off-road parking for at least two vehicles in tandem with access to the garage with light and power. To the rear of the garage is a shed/workshop. The rear garden has a lovely feeling of seclusion and privacy whilst bathing in the afternoon sun. There is an expanse of lawn with bordering flowerbeds well-planted with a range of plants and shrubs. The large patio allows space for outdoor entertaining with family and friends in the summer months.

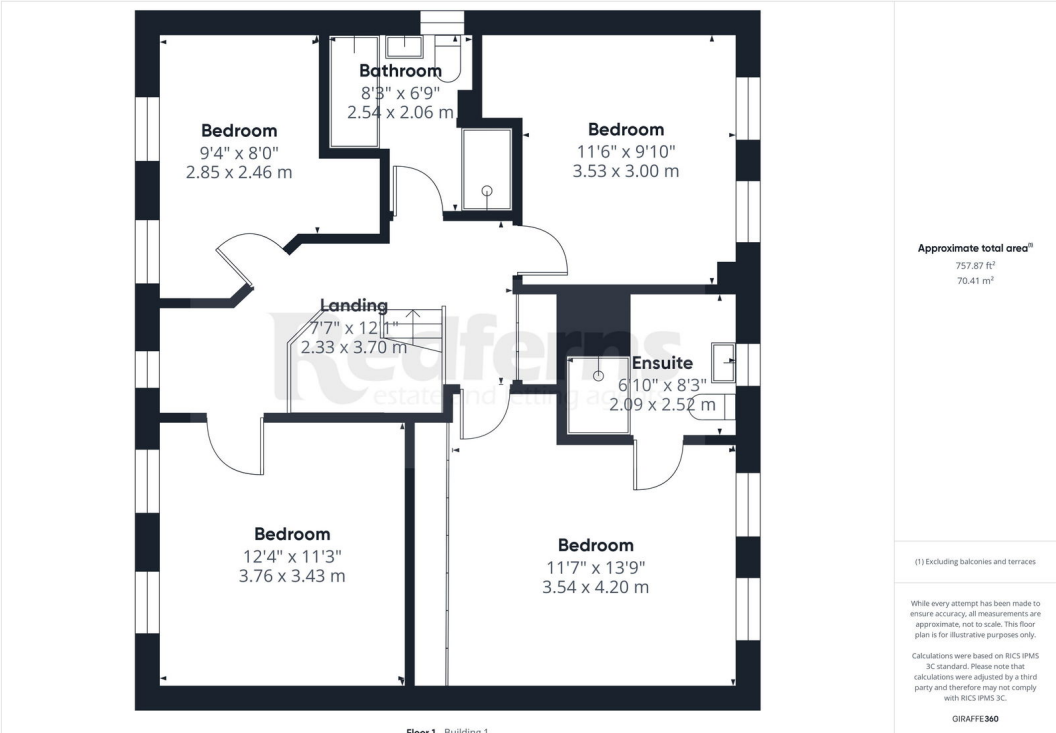
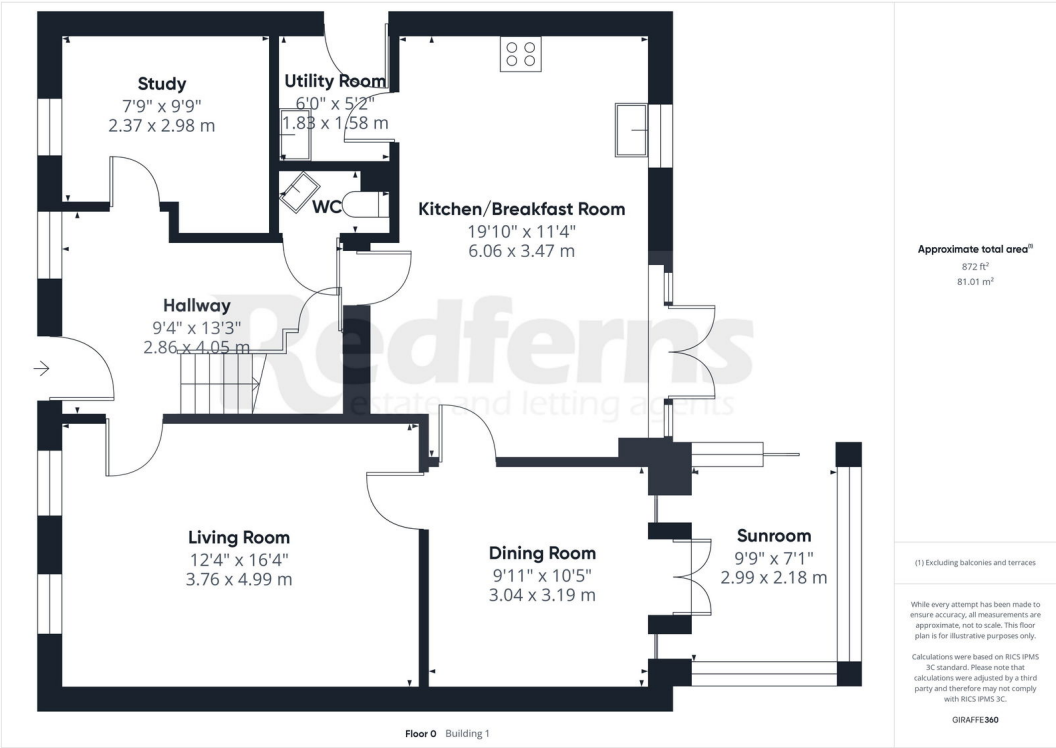
Ottery St Mary is one of the most pleasant and friendly small towns in East Devon with many amenities, shops, including Sainsbury's, pubs, churches, very good schools, medical centre, local hospital, recreational activities, sports centre and bus services. Although surrounded by beautiful open countryside 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 with further shops, amenities and mainline station (Waterloo-Exeter).

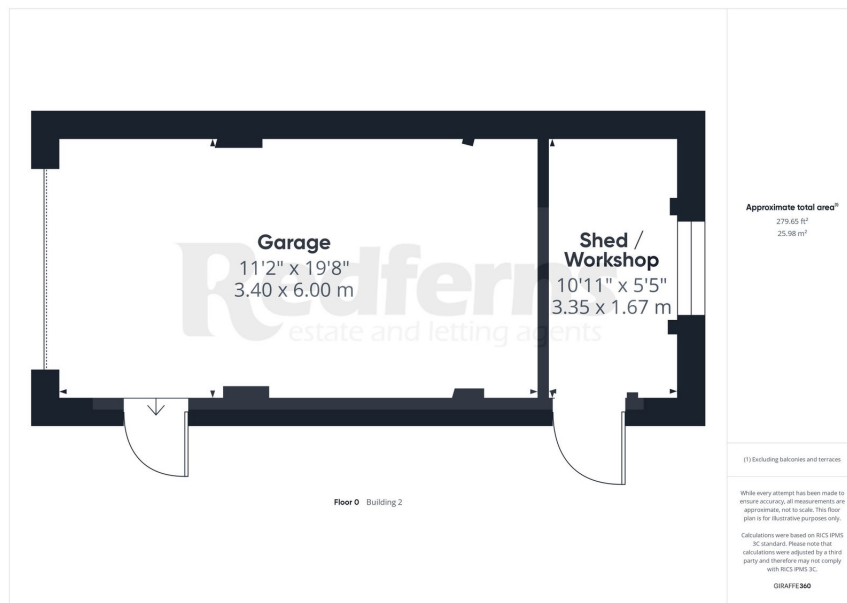
VIEWING By prior appointment with Redferns 01404 814306

TENURE Freehold

SERVICES We understand mains services are connected.

OUTGOINGS Council Tax Band F





- Reception Hall with cloakroom W.C.
- Sitting room & formal dining room
- Utility room
- Three further good size bedrooms
- Driveway & Garage
- Study & conservatory
- Spacious kitchen / breakfast room
- Master bedroom with views and Ensuite
- Family bathroom
- South West facing garden

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

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 himself 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.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ottery St. Mary
Exeter
Sidmouth

01404 814 306
01392 984 511
01395 512 544

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

