



3 Oak Tree Gardens, West Hill

£560,000

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This is a superb exclusive gated community for the over 55's, designed and built by Blue Cedar to provide an extremely comfortable home with minimal property or garden maintenance. The location is convenient for the village amenities which include a convenience store/post office and an active Village Hall whilst the A30 dual carriageway is also within easy reach allowing swift access to the Cathedral city of Exeter, M5, and the coast.

The property itself is in show home condition, enjoying light and airy, well proportioned accommodation with quality fixtures and fittings throughout. The reception hall creates a fine first impression with oak doors and flooring and under-floor heating that continues throughout all of the ground floor. The spacious dual aspect sitting room has a wonderful light and airy feel with double doors leading through to the dining room with French double glazed doors and a pleasant garden and country outlook. The kitchen is comprehensively equipped with an excellent range of quality cupboards and drawers at both base and eye level, whilst incorporating built-in appliances including an eye-level oven with microwave above. The cream fronted units are complemented by the attractive quartz work surfaces which provide plenty of room for food preparation and has an inset induction hob. The kitchen has been extended to provide very pleasant breakfast room/sun room with space for a dining table and a wonderful aspect of the rear garden. There is an internal door leading to the large garage with a staircase leading to a good sized studio above the garage. The ground floor is concluded by a double bedroom or office with a luxury shower room creating a flexible arrangement for those that may experience mobility issues.

A shallow staircase with stairlift if required, provides easy access to the first floor. From the spacious landing, there are three further good size bedrooms, including the master suite which is a wonderful room benefiting from a Juliet balcony with lovely views across the village towards East Hill. There is plenty of storage with a large built-in wardrobe running the full length of this spacious room and another superbly presented shower room providing a very comfortable en-suite. The family bathroom is also spacious and fitted with contemporary stylish fixtures and fittings. The house was built in recent years to a high specification with energy efficiency in mind and has been upgraded further by the current owner. The property has been thoroughly insulated, along with modern gas underfloor heating. In addition to this the house now benefits from PV solar panels with dual battery storage creating a highly efficient A rated home to run at very low cost.

This gated community has attractive lighting in the evening, along with electrically operated remote control gates which provide a comfortable level of security and peace of mind. The gates open onto the central communal gardens which are well maintained and thoughtfully landscaped to create a lovely environment for the residents to enjoy. The property itself is approached via an attractive brick paved drive providing off road parking and access to the attached garage with light and power (remoted operated door) The front and rear gardens are well stocked and professionally landscaped by the current owner with an extensive range of specimen plants and shrubs which would please any keen gardener.

OUTGOINGS There is an annual service charge of £1488 for 2024. This provides window cleaning, gutter cleaning, maintenance of communal gardens, individual front gardens and front gates. Electricity and water for communal areas, exterior house painting every 5 years. They also pay £120 a year for the management and maintenance of the Orchard.

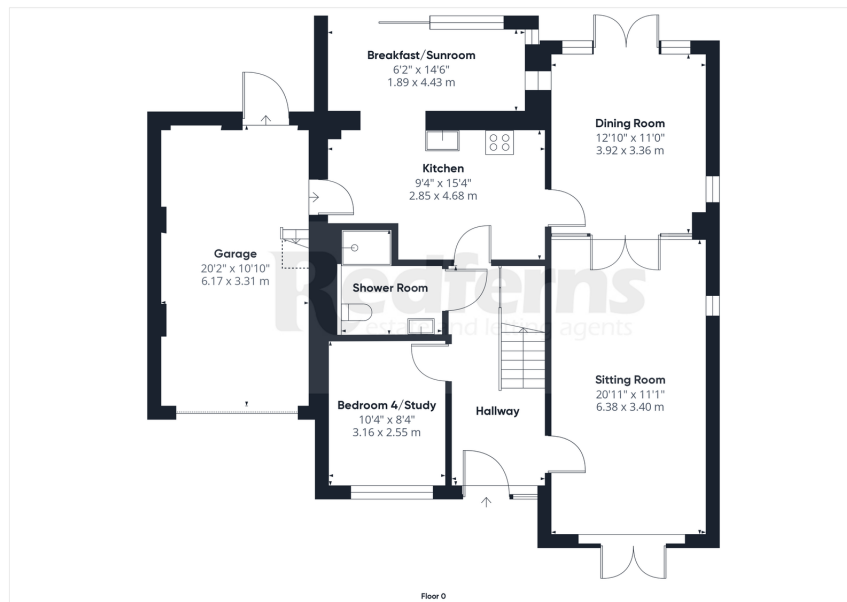
Council Tax Band - F

SERVICES All main services are connected



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A	94	94
(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	

- A spacious and wonderfully presented detached house
- Exclusive gated development for Over 55's
- Hallway, Sitting Room, Dining Room
- Ground floor bedroom and shower room
- Highly efficient A rated house
- Recently extended by the current owner
- Located within walking distance of the centre of West Hill.
- Modern fitted Kitchen
- Three further Bedrooms
- Driveway, Garage with studio above.



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