Raleigh Road, Ottery St. Mary

Offers Over £375,000

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This deceptively spacious property is located in one of the more desirable areas of the town. It is situated on the eastern outskirts and benefits 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 property itself has been well maintained and renovated in recent years creating an individual and stylish home for both families and retired occupants alike. The well-proportioned accommodation briefly comprises a reception porch with a study area. A sliding door leads to the impressive kitchen/dining room with a wonderful southerly view across the town towards East Hill. A comprehensive range of cupboards and drawers and open shelving provide ample storage whilst allowing room for modern appliances. The rustic yet stylish tilling compliments the attractive Oak worktops and there is plenty of room for a family dining table and chairs creating a lovely environment for family and friends to cook, dine and socialise together. A stable door combines the kitchen seamlessly into the secluded garden with a decking area for outdoor dining/entertaining in the summer months. The Spacious sitting room has a large picture window and a feature Scandinavian style woodburner that creates a lovely cosy atmosphere on a winter's evening. The three double bedrooms overlook the landscaped rear garden and there is a well-appointed wet room facility fitted with a quality suite and attractive tiling. The current owners have utilised the large loft space accessed via a drop-down telescopic ladder as an occasional bedroom and office showing the potential for a full loft conversion if desired subject to the necessary planning permissions/consents. The property benefits from uPVC double glazing and a modern gas central heating system.

This corner plot is elevated to take full advantage of the southerly views from the home and garden. The gardens will please any keen gardener being well stocked with a variety of specimen plants, shrubs and trees that produce a range of colours throughout the seasons. There are several seating areas to sit and relax in the summer in an excellent degree of privacy and seclusion. The decking area and a sunken patio allow ample room for outdoor dining and entertaining along with a workshop/studio. The driveway provides off road parking long enough for a motorhome if required and access to the garage that has light and power. There is further potential to extend if needed as the garage and workshop could be merged to create an independent annexe if required again subject to planning/consent.

DIRECTIONS What3words///images.windmill.chef

SERVICES All main services are connected

OUTGOINGS council tax band D

MOBILE AND BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use this link checker.ofcom.org.uk
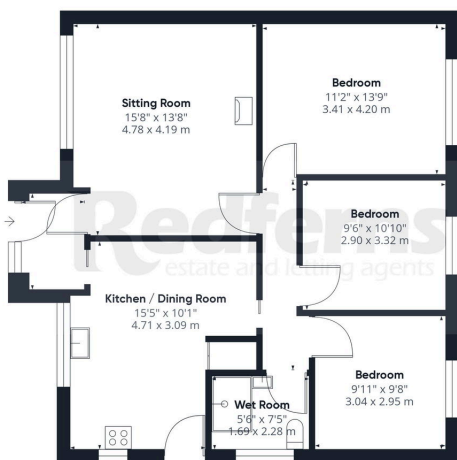
AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence

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.
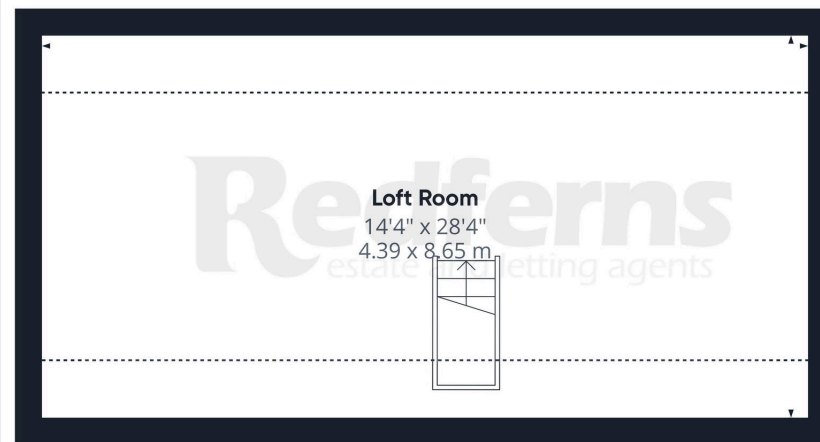
- Well presented with individual character
- Kitchen / Dining with lovely views
- Three double bedrooms
- Lovely secludecd corner plot
- Landscaped gardens wonderful views
- Spacious sitting room with wood burner
- Wet Room
- Loft room / occasional bedroom
- Driveway and garage and a workshop
- Sunday viewings available must be seen

Sitting Room
15'8" x 13'8"
4.78 x 4.19 m

Bedroom
11'2" x 13'9"
3.41 x 4.20 m

Bedroom
9'6" x 10'10"
2.90 x 3.32 m

Kitchen / Dining Room
15'5" x 10'1"
4.71 x 3.09 m

Wet Room
5'6" x 7'5"
1.69 x 2.28 m

Bedroom
9'11" x 9'8"
3.04 x 2.95 m

Floor 0   Building 1

Loft Room
14'4" x 28'4"
4.39 x 8.65 m

Floor 1   Building 1