





# St. Andrews Close, Feniton

Guide Price £265,000

3 1 1





Located in the heart of the sought-after village of Feniton, this beautifully presented three-bedroom family home offers both comfort and convenience, with level access to a range of local amenities.

The property has been thoughtfully designed to provide a welcoming and versatile living space, ideal for modern family life. At its heart lies a stylish open-plan kitchen and dining room, perfect for entertaining or enjoying family meals together. The kitchen is fitted with modern appliances, including a cooker, hob, fridge-freezer, and dishwasher, with space for further appliances. The home is complemented by a spacious living room that provides a warm and inviting retreat, while the conservatory, currently used as a home office, adds valuable versatility for those seeking a dedicated workspace or a light-filled relaxation area. There is both a contemporary shower room downstairs and a well-appointed family bathroom upstairs, ensuring practicality for busy households. The three generously sized bedrooms provide ample space for rest and relaxation.

Externally, the rear garden has been well-landscaped for ease of maintenance and enjoys a good degree of sunlight throughout the day. There is a porcelain-tiled patio area providing an excellent space for outdoor dining and entertaining.

With its prime location and beautifully maintained interiors, this home presents an exceptional opportunity for those seeking village living with easy access to everyday essentials.

Early inspection is highly recommended.

#### VIEWINGS

By prior appointment with Redferns 01404 814306

#### SERVICES

We understand all mains services are connected.

#### OUTGOINGS

Council Tax Band B

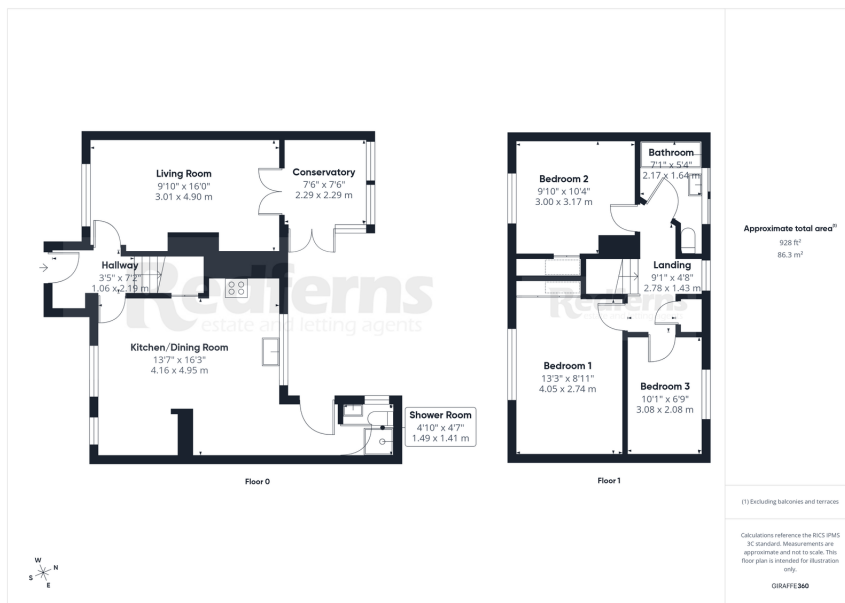
#### TENURE

Freehold

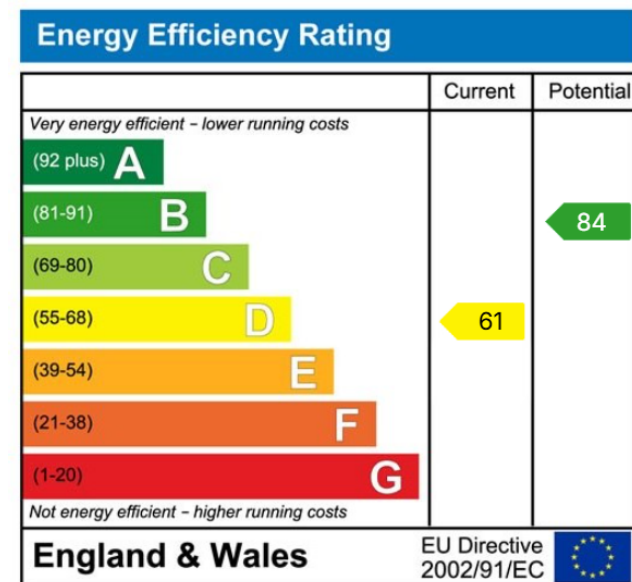
**IMPORTANT NOTICE 1.** Every care is taken in preparing these particulars but they do not constitute nor constitute any part of an offer or a contract. They are prepared in good faith but they are for guidance only and intended to give a fair description of the property. **2.** Statements contained 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.

Redferns is a trading name of Redferns Ottery St Mary Limited Registered in England and Wales 4817078. Registered Office 1 Broad Street, Ottery St Mary, Devon EX11 1BR





- Beautifully presented 3 bedroom house
- Spacious living room
- Contemporary shower room downstairs and a family bathroom upstairs
- Well-landscaped rear garden with porcelain tiled patio area
- Level access to a range of local amenities
- Stylish open-plan kitchen and dining room
- Conservatory currently used as a home office
- Three generously sized bedrooms
- Modern gas central heating system. uPVC double glazed throughout
- EPC - D



Ottery St. Mary  
Exeter  
Sidmouth

**01404 814 306**  
**01392 984 511**  
**01395 512 544**

[www.redfernsproperty.co.uk](http://www.redfernsproperty.co.uk) | [sales@redfernsproperty.co.uk](mailto:sales@redfernsproperty.co.uk)

