






Barrel Close, Ottery St. Mary, EX11 1GD

Guide Price £650,000, Council Tax: F, EPC: B

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Barrel Close is conveniently located on the outskirts of Ottery St Mary, with the town centre and its excellent range of amenities easily accessible, including independent shops and a supermarket. The property is within a short walk of the renowned Kings School, and the A30 dual carriageway is just a short drive away, providing swift access to the cathedral city of Exeter, the M5, and the coast.

The spacious, light, and airy accommodation has been finished to a high standard with quality fittings throughout, offering prospective buyers a true 'turn-key' purchase opportunity.

On the ground floor, the property comprises an entrance hall with tiled flooring that continues throughout the ground floor, apart from the living room. There is a cloakroom W/C, a useful study room, and a generously sized living room with ample space for furniture and a feature bay window overlooking the front of the property.

The modern kitchen/dining room is fitted with an extensive range of white gloss cupboards and drawers at both base and eye level, including a range of integrated appliances: a double oven, induction hob, dishwasher, and fridge/freezer. The dining area is an excellent size, comfortably accommodating a large family table and chairs, and French doors provide direct access to the rear garden. The kitchen/dining room is a superb social hub, ideal for entertaining family and friends.

Adjacent to the kitchen is a utility room housing the washing machine, boiler, and water tank, along with a wash hand basin and additional storage cupboards.

The first floor features five well-proportioned bedrooms, with the main bedroom benefitting from built-in wardrobes, and two of the bedrooms featuring en-suite shower rooms. Both the en-suites and the family bathroom are fitted with stylish suites. The property benefits from a highly efficient modern gas central heating system and uPVC double glazing throughout, making it an energy-efficient home to run.

Externally, the property offers an open-plan front garden laid to lawn with mature shrubs and a paved path leading to the front door. To the side, a driveway provides parking for two vehicles and leads to the double garage, which is generously sized, with light and power, and could be used for additional parking if required.

The well-landscaped rear garden features a substantial patio area directly accessible from the property, perfect for outdoor dining and entertaining. Beyond this, there is a large expanse of lawn, well-stocked plant and shrub borders, and a decking area. A paved path provides side access from the rear garden to the front of the property.

This is a superb family home offering style, space, and convenience in one of Ottery St Mary's most desirable locations.

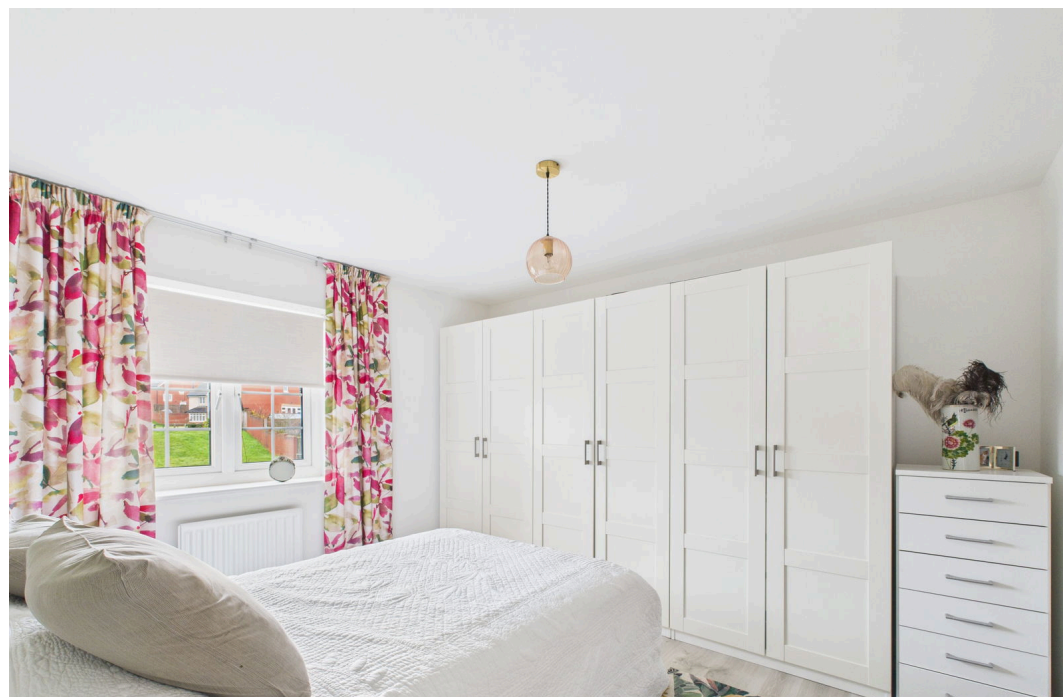
TENURE Freehold

VIEWING By prior appointment with Redferns on 01404 814306

SERVICES We understand all mains services are connected

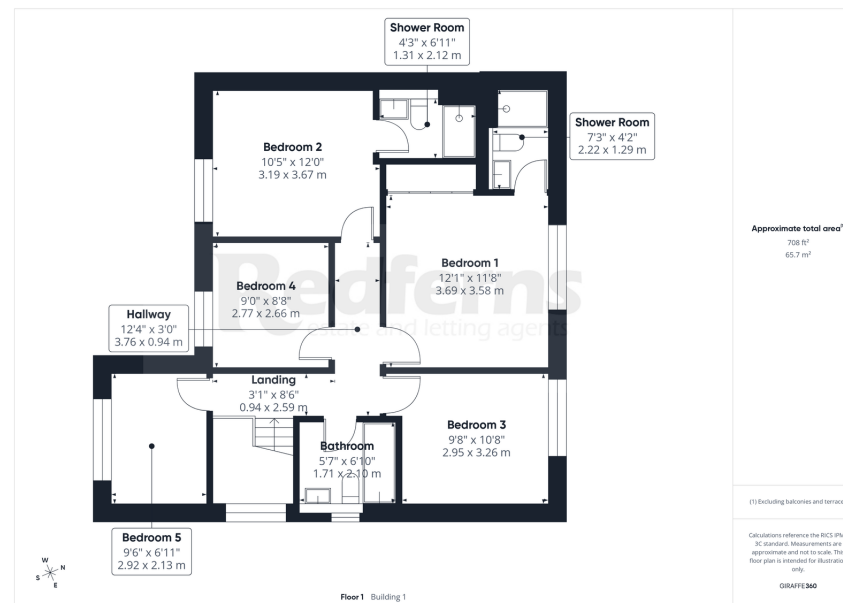
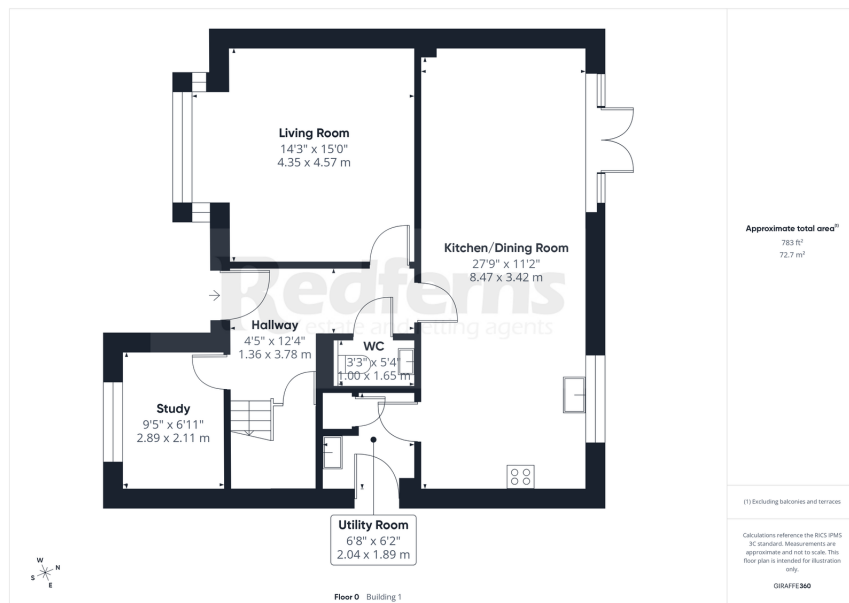
OUTGOINGS Council Tax Band F

MOBILE AND BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use this [link checker.ofcom.org.uk](http://linkchecker.ofcom.org.uk)





- Spacious five-bedroom family home with light-filled, airy accommodation
- Two bedrooms with en-suite shower rooms and stylish family bathroom
- Utility room with storage, washing machine, and boiler
- Energy-efficient with gas central heating and uPVC double glazing
- Landscaped rear garden with patio, lawn, planting borders, and decking
- Modern kitchen/dining room with white gloss units and integrated appliances
- Generous living room with feature bay window
- High-quality finishes and turnkey-ready throughout
- Double garage and driveway parking for two vehicles
- Convenient location near Ottery St Mary town centre, Kings School, A30, Exeter, and the coast



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