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Ridgeway, Ottery St. Mary, EX11 1DT

Guide Price £238,000

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31 Ridgeway is an attractive two-bedroom semi-detached property, full of character and charm throughout. Situated in one of the town's most desirable locations, the property enjoys an attractive mix of individual homes, tucked away from busy streets yet within easy walking distance of excellent local amenities. Beautiful countryside walks are also readily accessible from the doorstep.

The well-proportioned accommodation briefly comprises an entrance porch leading through to a spacious dual-aspect living/dining room. To the front of the room is the dining area, providing ample space for a large family dining table and chairs. The living area features an attractive focal fireplace and offers plenty of space for lounge furniture.

Leading from the living/dining room is the well-equipped kitchen, with a door providing direct access to the rear garden. The kitchen is fitted with a range of white-fronted cupboards and drawers at both base and eye level, complemented by wooden work surfaces. There is an integrated gas hob and sink, together with space for additional modern appliances.

On the first floor are two well-proportioned double bedrooms, both offering ample space for bedroom furniture. The shower room is a good size and is fitted with a modern white suite, while a useful airing cupboard houses the combination boiler, which has recently been installed.

The property benefits from uPVC double glazing throughout and a modern gas-fired central heating system.

The rear garden has been thoughtfully landscaped for ease of maintenance. A patio area provides plenty of space for outdoor dining and entertaining, complemented by a gravelled pathway and areas of artificial lawn.

The property is offered to the market with no onward chain, providing an attractive proposition for prospective purchasers. Early inspection is highly recommended.

VIEWING By prior appointment with Redferns 01404 814306

SERVICES We understand mains services are connected.

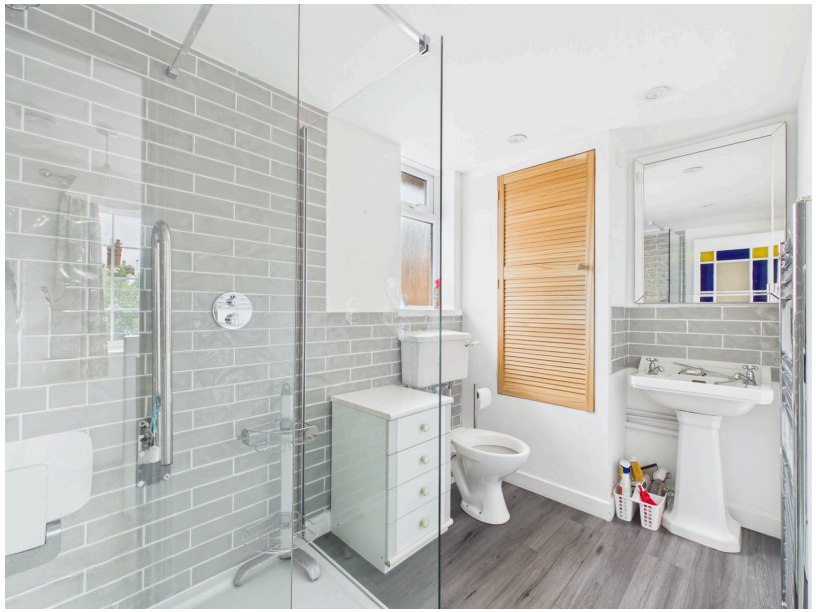
OUTGOINGS Council Tax Band C

TENURE Freehold

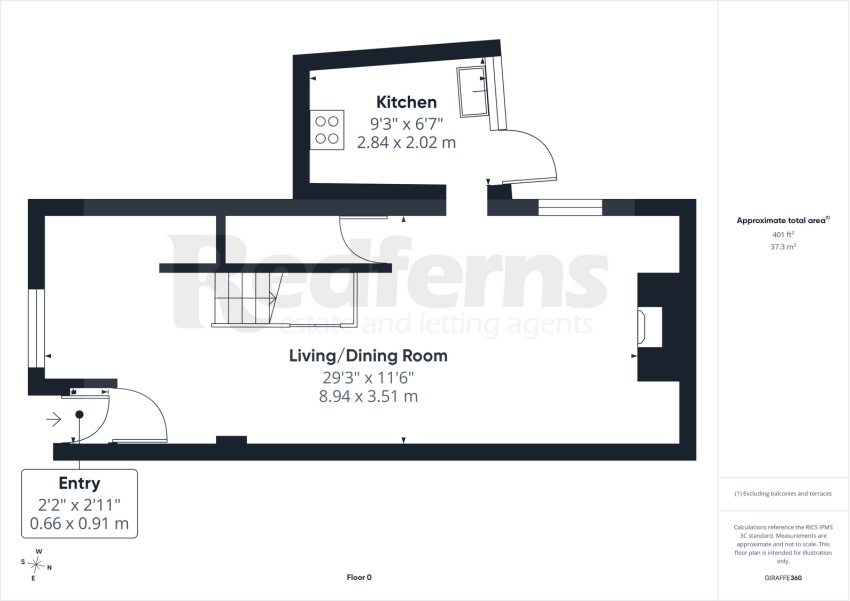
AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.

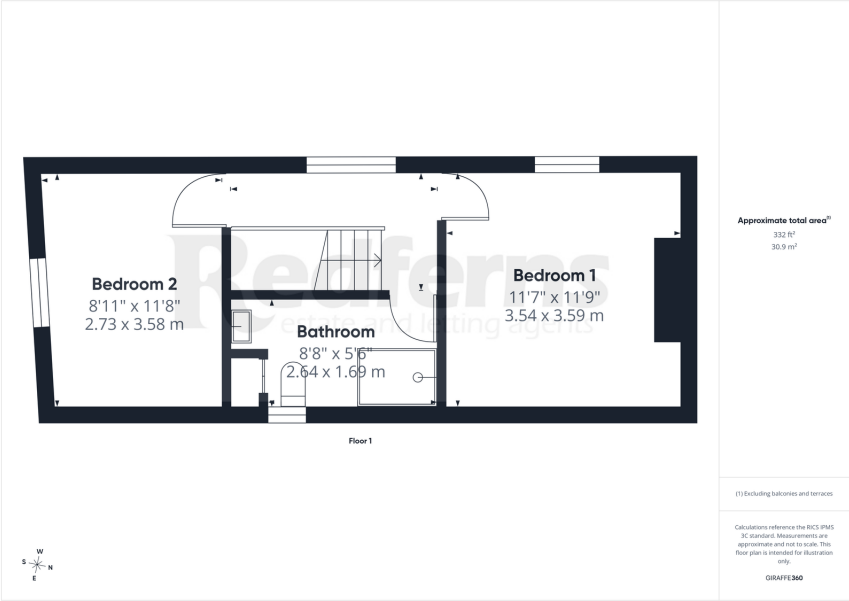






- Sought-after residential location
- Full of character and charm
- Well-equipped kitchen
- Modern shower room
- uPVC double glazing and gas central heating
- Attractive two-bedroom semi-detached home
- Spacious dual-aspect living/dining room
- Two generous double bedrooms
- Low-maintenance landscaped rear garden
- No onward chain





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