



Slade Close, Ottery St. Mary, EX11 1SY

Guide Price £325,000

3 2 2



Slade Close is a mature and highly regarded residential area, enviably positioned on the edge of town and surrounded by glorious countryside, yet within easy walking distance of the town centre and its excellent range of independent shops, cafés, restaurants and supermarket. The town's highly regarded schools are also readily accessible, while the A30 dual carriageway is within easy reach, providing swift access to the Cathedral City of Exeter, the M5 and the coast.

The well-proportioned and light-filled accommodation begins with an entrance porch leading through to the welcoming entrance hall. The open-plan living/dining room is a delightful dual-aspect space featuring a focal point fireplace and ample room for lounge furniture. There is plenty of space for a large family dining table and chairs, while sliding doors open directly onto the rear garden. The kitchen is fitted with a comprehensive range of wooden-fronted cupboards and drawers at both base and eye level, complemented by coordinating work surfaces. There is ample space for a range of modern appliances, including a dishwasher and fridge/freezer. A door leads through to the adjoining utility room, which provides further work surfaces, a sink, additional storage cupboards and space for both a washing machine and tumble dryer. A further door gives access to the rear garden. Also accessed from the entrance hall is the ground floor shower room, fitted with a modern white suite.

The first floor comprises three bedrooms, two of which are generous double rooms. The main bedroom benefits from a useful built-in storage cupboard and, together with the second bedroom, offers comfortable space for wardrobes and additional bedroom furniture. The third bedroom is currently utilised as a study but could equally serve as a bedroom if required. This room also benefits from a useful storage cupboard. Completing this floor is the family bathroom, which is fitted with a modern white suite. On the second floor is a further well-proportioned room featuring Velux windows and ample space for additional bedroom furniture. The property further benefits from a modern gas central heating system and uPVC double glazing throughout.

To the front of the property, a paved pedestrian pathway leads to the entrance, passing an attractive front garden planted with a variety of mature shrubs and plants. The driveway is situated to the side of the property and provides access to the garage, which benefits from light and power. The rear garden is a particular feature of the property, enjoying a desirable south-westerly aspect and a good degree of privacy. Thoughtfully landscaped, it offers separate decking and patio areas, both providing excellent space for outdoor seating and entertaining. There is also a generous gravelled area, well-stocked plant and shrub borders, a useful workshop and a greenhouse. The garage can also be accessed via a door from the rear garden.

The property is offered to the market with no onward chain, and an early inspection is highly recommended.

VIEWINGS By prior appointment with Redfern on 01404 814306

SERVICES We understand all mains services are connected

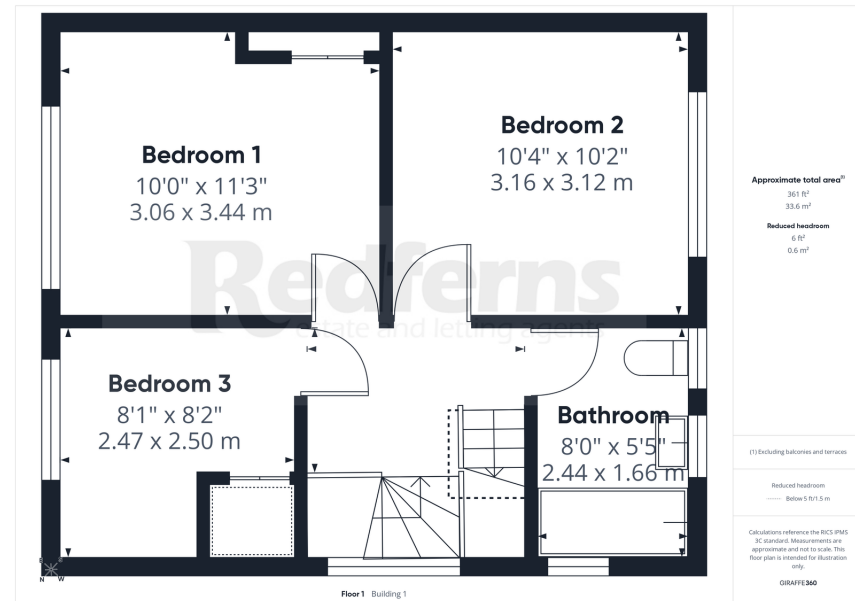
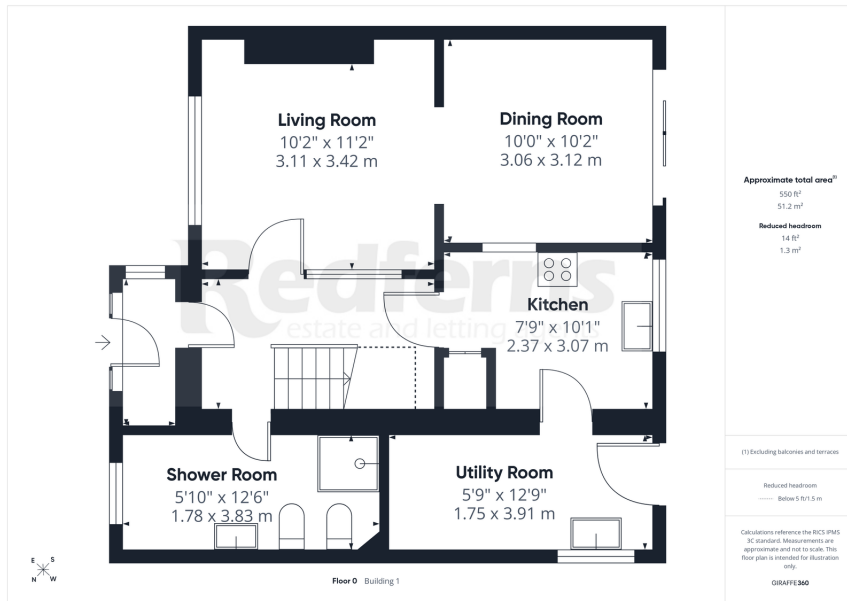
OUTGOINGS Council Tax Band C

TENURE Freehold





- Sought-after edge-of-town location
- Spacious open-plan living/dining room
- Ground floor shower room
- South-westerly facing rear garden
- Driveway parking
- Three well-proportioned bedrooms and an attic room
- Kitchen with separate utility room
- First floor family bathroom
- Garage with light and power
- No onward chain



Ottery St. Mary | 01404 814 306
Exeter | 01392 984 511
Sidmouth | 01395 512 544

www.redfernsproperty.co.uk | sales@redfernsproperty.co.uk

