



6 Pavey Run, Ottery St. Mary, EX11 1FQ

Guide Price £310,000

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Pavey Run is situated on the western outskirts of the town, close to the renowned Kings School, and within walking distance of the town's excellent amenities, including a variety of independent shops, a supermarket and other everyday facilities. The highly regarded primary school is also within easy reach. This contemporary home was constructed by the reputable Bovis Homes.

The property is well presented throughout and provides a comfortable and versatile home for families and those looking to retire alike. The well-proportioned accommodation includes a welcoming reception hall with a useful cloakroom/WC and a spacious open-plan sitting/dining room allowing ample room for a family dining table, chairs, and lounge furniture. French doors lead directly onto the rear garden, while the room is open to the well-appointed kitchen. The kitchen is comprehensively fitted with a range of white-fronted cupboards and drawers at both base and eye level, complemented by wood-effect work surfaces. Integrated appliances include a washing machine, dishwasher, fridge freezer, electric oven and gas hob.

On the first floor are three good-sized bedrooms, with the main bedroom benefiting from fitted wardrobes and an en-suite shower room. The family bathroom is also tastefully fitted with a modern white suite and stylish tiling.

The property was built to modern construction standards, incorporating good thermal properties to create an efficient and economical home. Further benefits include modern gas central heating and double glazing throughout.

To the front of the property are attractive shrub borders and a central pathway leading to the front door. The driveway is situated to the side of the property and provides generous off-road parking, with space for vehicles to park in tandem. There is also access to the garage, which benefits from light and power, together with a door leading through to the rear garden.

The good-sized rear garden enjoys a desirable southerly aspect, making the most of the sunlight throughout the day, together with an excellent degree of privacy. There is a paved patio area providing ample space for a dining table and chairs, leading onto a level lawn bordered by mature plants and shrubs. To the rear of the garden is a further secluded seating area, providing a particularly peaceful spot in which to relax and enjoy the garden.

Ottery St Mary is one of the most pleasant and friendly small towns in East Devon with many amenities, shops, including Sainsbury's, pubs, churches, very good schools, post office, banks, medical centre, local hospital, recreational activities, sports centre and bus services. Although surrounded by beautiful open countryside it is particularly accessible; 6 miles to the coast at Sidmouth, Exeter 10 miles (M5 junction) with the A30 dual carriageway giving swift access. Honiton is 6 miles with further shops, amenities and mainline station (Waterloo-Exeter).

TENURE Freehold

VIEWING By prior appointment with Redferns on 01404 814306

SERVICES We understand all mains services are connected

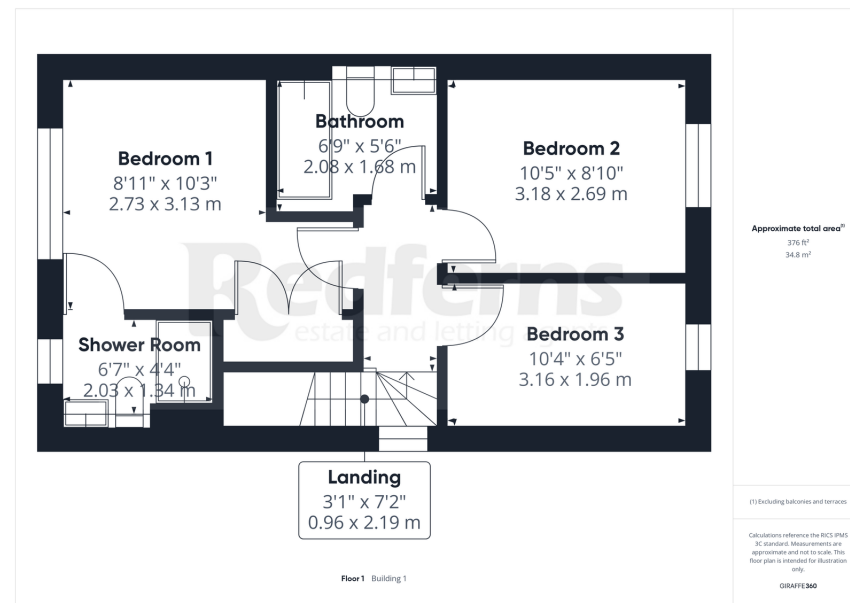
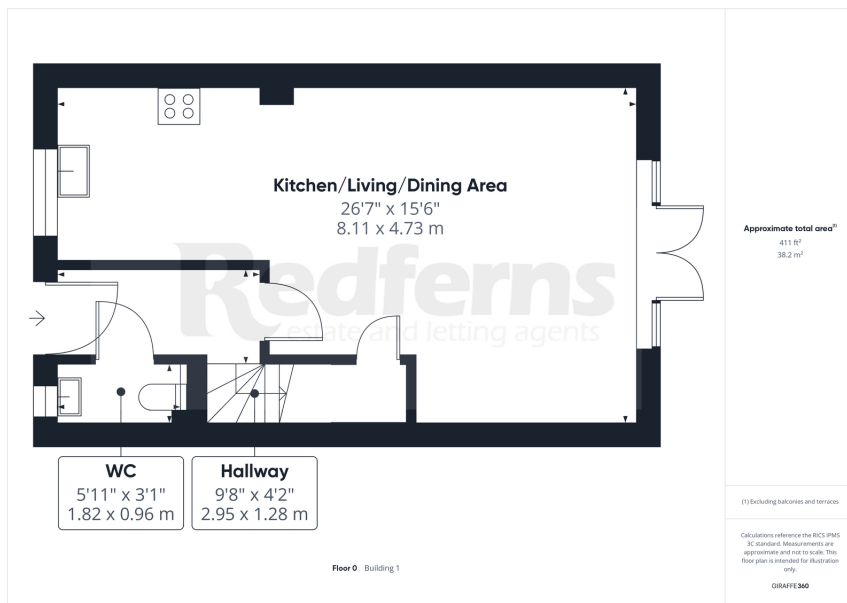
OUTGOINGS Council Tax Band C, Service charge of approximately £244.93 per annum

MOBILE AND BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use this link checker.ofcom.org.uk





- Well-presented Three-bedroom home
- Spacious open-plan living/dining room
- Integrated kitchen appliances
- Modern family bathroom
- Garage and generous off-road parking
- Built by reputable Bovis Homes
- Well-appointed fitted kitchen
- Main bedroom with en-suite
- Southerly facing private garden
- Convenient location



Ottery St. Mary
Exeter
Sidmouth

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