



Elliot Close, Ottery St. Mary, EX11 1GZ

Guide Price £275,000

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Elliott Close is a modern and desirable cul-de-sac situated on the fringes of the town yet all the excellent amenities are within easy reach. There is a lovely ten minute country walk into the centre of town and the highly regarded King's School is also within a few minutes' walk away.

The property itself is light and airy and has been wonderfully presented by the current owner. The accommodation includes reception hall with cloakroom w.c. and the kitchen has been re-fitted with modern two tone cupboards and drawers, both at base and eye-level with attractively tiled surrounds. There are a range of integrated appliances including fridge freezer, electric oven with induction hob over. The sitting/dining room is a lovely size room with sliding doors giving direct access to the rear garden.

On the first floor are two double bedrooms and a recently re-fitted stylish shower room including a large walk-in shower. The property also benefits from a gas central heating system and PVCu double glazing throughout.

To the outside the property is approached by a driveway providing off-road parking and an additional allocated parking space is available at the rear.

The rear garden is a lovely walled garden designed with ease of maintenance in mind, fully enclosed and enjoying a good degree of privacy. It has a paved patio area for outdoor dining / entertaining and is of a southerly aspect, taking full advantage of the sun throughout the day. To the side of the house is a small timber shed and a door leading in to a large store/workshop as well as access to the front.

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).

VIEWING By prior appointment with Redferns 01404 814306

SERVICES We understand all mains services are connected.

OUTGOINGS Council Tax Band- B

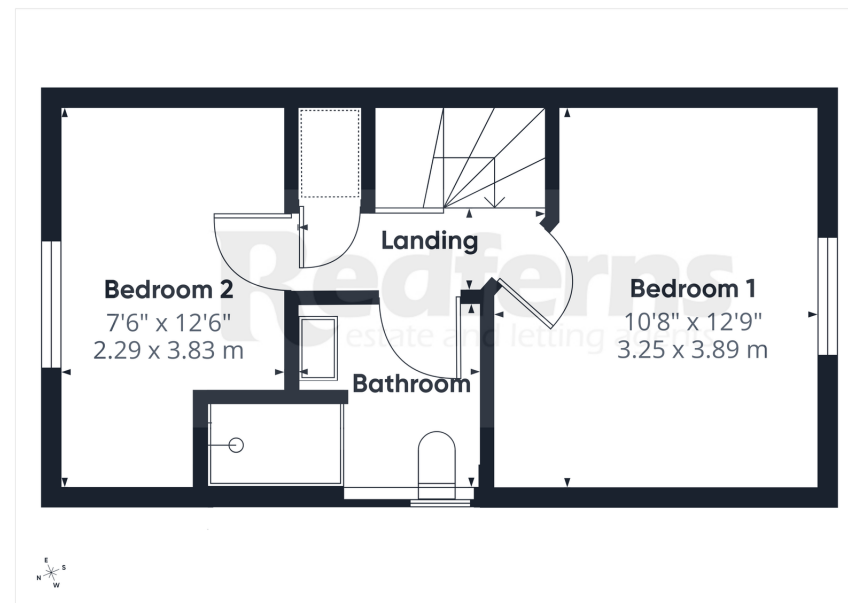
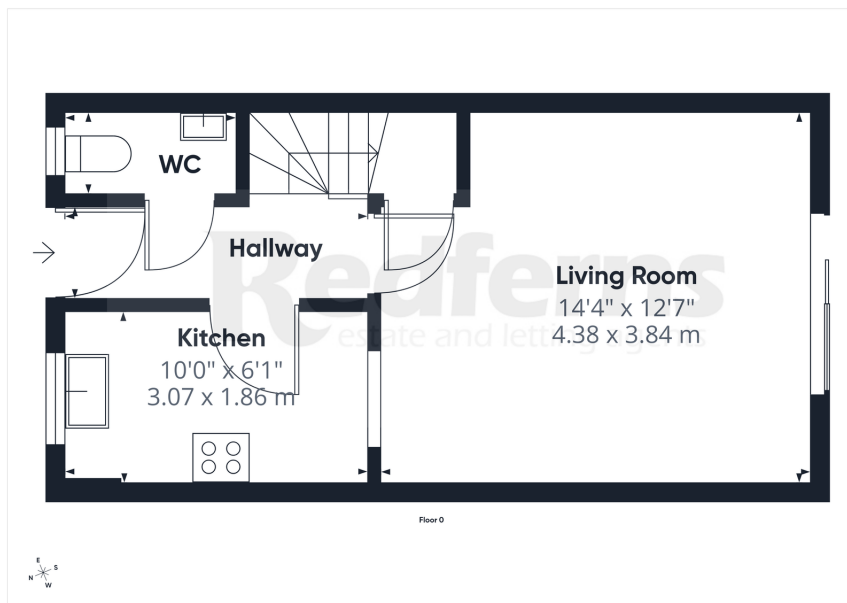
TENURE Freehold

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.





- Wonderfully presented modern house
- Hallway with cloakroom w.c.
- Lounge/Dining Room with large storage cupboard
- Two good sized bedrooms
- Southernly facing rear garden
- Popular location
- Modern fitted kitchen with integral appliances
- Landing with linen cupboard
- Gas central heating and uPVC double glazing
- Driveways to the front and rear providing parking for 3 vehicles



Ottery St. Mary
Exeter
Sidmouth

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