



18 Harold Close



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, Ottery St. Mary, Devon, EX11 1FX

The Kings School 0.2 miles; Ottery St Mary Hospital 0.5 miles; Exeter Airport 7.3 miles

A well presented four-bedroom family home with low-maintenance garden, garage and parking

- No Onward Chain
- Nearby To Local Amenities
- Low Maintenance Garden
- Freehold
- EPC B
- Kings School Catchment
- Off Road Parking
- Detached Garage
- Council Tax Band D

Offers In Excess Of £380,000

SITUATION

Harold Close is located on the western edge of the historic town of Ottery St Mary, popular for its historic church and the well-respected The King's School. There are an excellent range of amenities and facilities within walking distance, including a variety of independent shops, pubs, restaurants, a large Sainsbury's store, sports and leisure centre, as well as a nearby health centre.

A train station on the Exeter to London Waterloo line is nearby in Honiton. Exeter's International Airport is similarly convenient being just 8 miles to the west via the A30, whilst the Jurassic Coast at Sidmouth is just a short distance to the south.

DESCRIPTION

On the ground floor, the kitchen is fitted with a range of base and wall units. Integrated appliances include a dishwasher, fridge/freezer, oven and washing machine. A useful cloakroom/WC and a generous storage cupboard are also located on this floor. To the rear, the living/dining room provides a bright and versatile space, featuring French doors opening directly to the garden. On the first floor, the principle bedroom is a comfortable double with the benefit of an en-suite shower room. There are three further bedrooms, one of which enjoys built-in storage, all served by a well-appointed family bathroom.

OUTSIDE

To the side of the property, a private driveway provides parking for up to three vehicles, together with a single garage, which also benefits from pedestrian access from the rear garden. The south-facing garden has been thoughtfully designed for ease of maintenance, featuring a paved patio area ideal for outdoor dining and entertaining.

SERVICES

All mains services connected. Gas fired central heating. Standard and Ultrafast broadband available. Good mobile signal with all major networks (Ofcom, 2025).

DIRECTIONS

What3Words: ///taking.frames.carefully





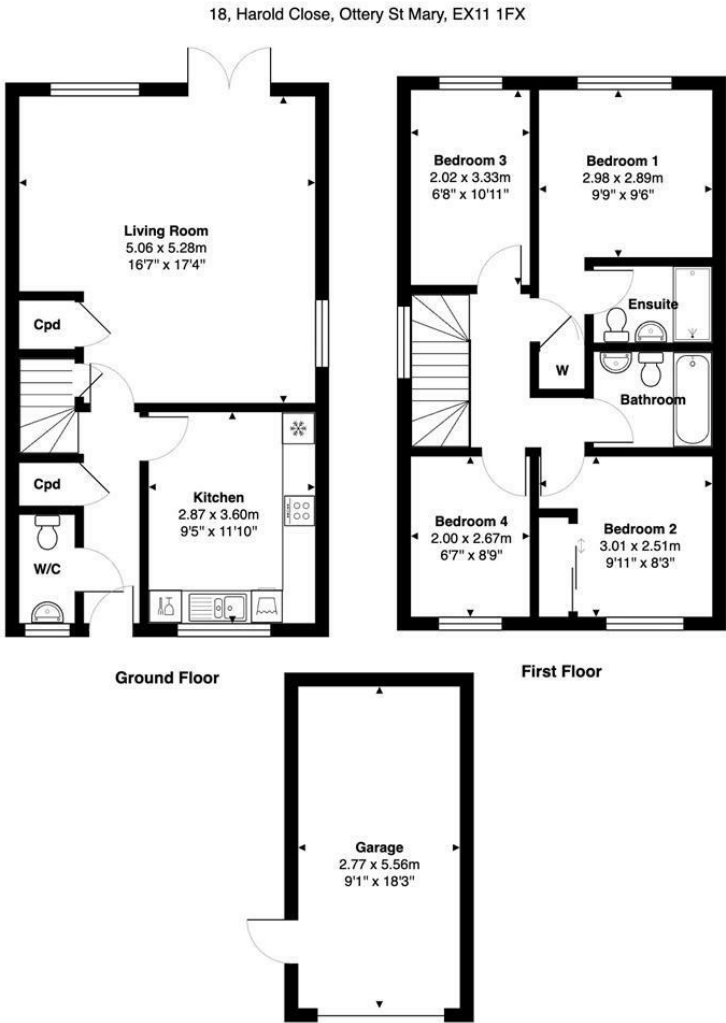
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Total Area: 92.7 m² ... 998 ft² (excluding garage)
All measurements are approximate and for display purposes only



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