



Elliot Close, Ottery St. Mary, EX11 1GZ

Guide Price £260,000

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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. This beautifully presented two-bedroom end of terrace home offers stylish and contemporary living, ideal for first-time buyers, professionals, small families, or investors alike.

The ground floor comprises a bright and modern fitted kitchen with a range of sleek wall and base units, integrated appliances, and ample worktop space. To the rear, the spacious lounge/dining room provides a comfortable and versatile living area, featuring a modern media wall. French doors open directly onto the garden, allowing plenty of natural light throughout the space.

Upstairs, the property offers two well-proportioned bedrooms along with a modern family bathroom finished to a high standard.

Externally, the home benefits from an enclosed rear garden designed for ease of maintenance, perfect for relaxing or entertaining. There's a useful shed at the end of the garden with power and external power sockets. While the front offers an attractive approach with the added advantage of side access typical of an end terrace position. The property also benefits from allocated parking, spacious enough for 2 vehicles.

Finished in neutral tones throughout and presented in excellent order, this modern home is ready to move straight into and enjoys a convenient location close to local amenities, transport links, and nearby schools.

The owner of this property is a relative of a Redfern's employee.

VIEWINGS By prior appointment with Redfern's on 01404 814306

SERVICES We understand all mains services are connected

OUTGOINGS Council Tax Band B

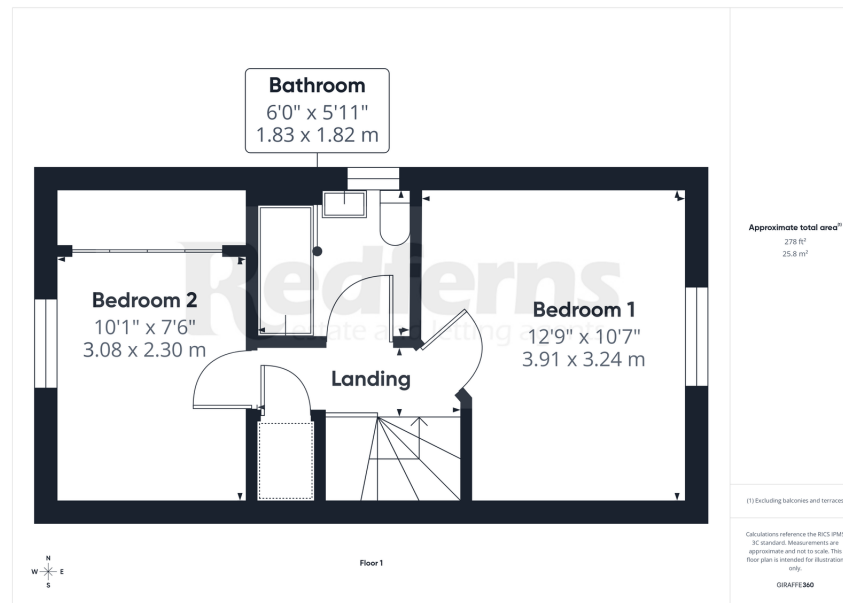
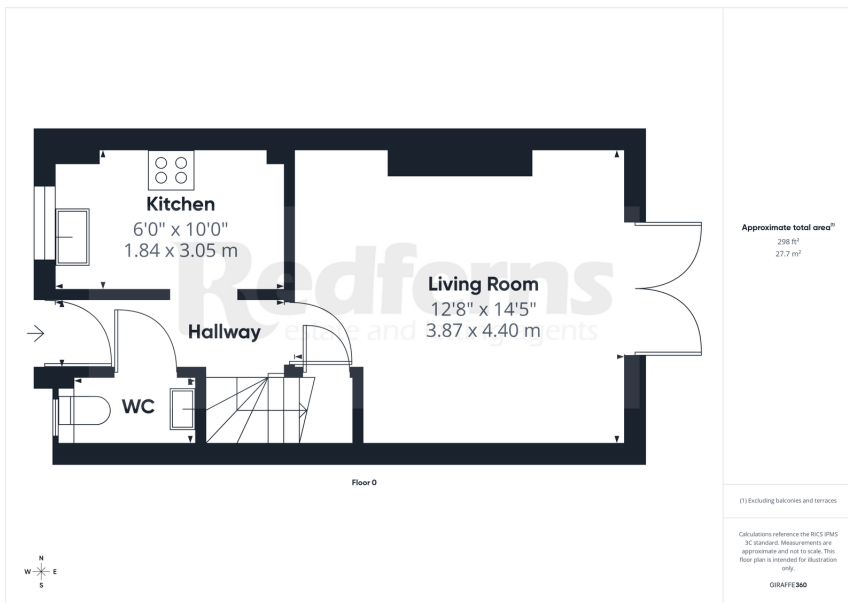
TENURE Freehold

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.





- Modern and desirable cul-de-sac
- Side access and allocated parking
- Stylish modern kitchen with integrated appliances
- French doors opening onto the rear garden
- Within walking distance to the highly regarded King's School
- Scenic ten-minute country walk into the town centre
- Beautifully presented two-bedroom end of terrace
- Spacious lounge/dining room
- Enclosed rear garden with powered shed
- Excellent decorative order throughout



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