



6 Pixie Walk, Ottery St. Mary, EX11 1FU

Guide Price £300,000

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Pixie Walk is situated on the western outskirts of the town near the renowned Kings School and is within walking distance of all the towns excellent amenities including a variety of independent shops, supermarket etc. along with the outstanding primary school. This contemporary house was constructed by the reputable Bovis Homes and is being offered to the market with no onward chain.

The property itself is well presented and would provide a comfortable home for both families and retired occupants alike. The well-proportioned accommodation includes a reception hall with a cloakroom/WC and a spacious sitting room/dining room with French doors leading onto the rear garden. This lovely open plan room is also open to the well-appointed kitchen creating a lovely environment for families to cook, dine and socialise together. The kitchen is fully fitted with white fronted cupboards and drawers both at base and eye level with integrated appliances including a washing machine, dishwasher, fridge-freezer, electric oven and gas hob. There are complimenting granite effect work surfaces.

On the first floor are three good-sized bedrooms, and the master suite has fitted wardrobes and an en-suite facility. The principal bathroom is also tastefully fitted with a modern white suite and stylish tiling.

The property was built to modern building specifications with thermal properties creating an efficient home to run with a modern gas central heating system and double glazing throughout.

The front garden is predominantly open plan with a central pathway leading to the front door. The driveway is located to the rear of the property, providing plenty of off-road parking in tandem and access to the garage with light, power and door leading to the rear garden.

The rear garden is split into two levels and has been thoughtfully landscaped with ease of maintenance in mind. There is extensive paving providing ample room to enjoy outdoor dining/entertaining in the summer months, and the garden benefits from an excellent degree of sunlight throughout the day. A useful pedestrian side gate provides access back 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).

TENURE Freehold

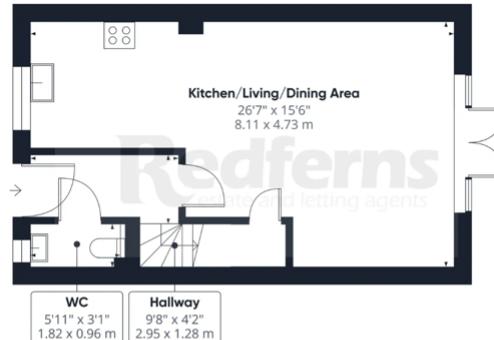
VIEWING By prior appointment with Redferns on 01404 814306

SERVICES We understand all mains services are connected

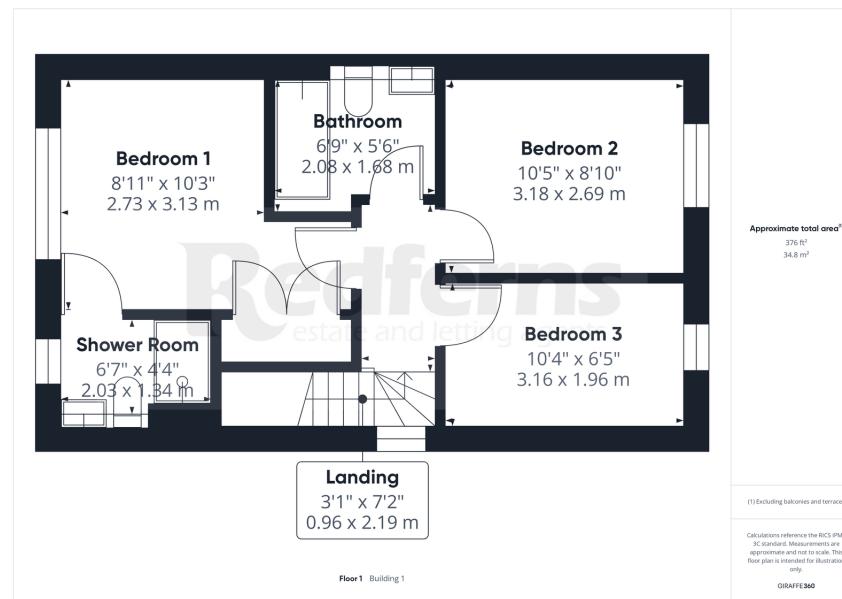
OUTGOINGS Council Tax Band C, Service charge of approximately £220 per year

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





- Well-presented semi detached house
- Reception hall with cloakroom/WC
- Fitted kitchen with integrated appliances
- Main bedroom with fitted wardrobe
- Garage, driveway and parking to the rear
- Within walking distance of amenities
- No onward chain
- Three good sized bedrooms
- Well-landscaped rear garden
- Spacious sitting room/dining room with French doors to rear garden



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		96
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Ottery St. Mary
Exeter
Sidmouth

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