



18 Little Close, Ottery St. Mary, EX11 1BL

Guide Price £235,000

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Little Close is quietly tucked away from the busy streets of Ottery St Mary, yet remains within easy walking distance of the town centre and its excellent amenities. These include a range of independent shops, Sainsbury's, a medical centre, local hospital, welcoming pubs, the renowned King's School, and much more. The surrounding countryside offers superb walking opportunities, while the nearby A30 dual carriageway provides quick access to the Cathedral City of Exeter, the M5, and the coast.

The property itself is beautifully presented, having been refurbished in recent years to a high standard. The accommodation comprises an entrance hallway with vinyl flooring, leading to a recently fitted, well-appointed kitchen. This modern space features white handleless units at both base and eye level, complemented by LED under-cupboard lighting and attractive marble-effect tiling. Quality work surfaces are paired with a range of integrated appliances, including a fridge/freezer, dishwasher, washing machine, gas hob with electric oven and extractor fan, and a stone sink with a hot tap (available by separate negotiation).

The sitting room is generously proportioned, offering ample space for comfortable living furniture and, if desired, a dining table. Patio doors open directly onto the rear garden.

There are two good-sized double bedrooms, both offering versatile accommodation, and a separate dressing room. The stylish shower room is fitted with a modern white suite, marble-effect tiling, a large heated towel rail, and useful storage cupboards with LED under-cupboard lighting and a built-in Bluetooth connection. The property benefits from uPVC double glazing throughout, a newly installed gas central heating system, and solar panels, all contributing to improved energy efficiency and lower running costs.

Outside, the front garden is neatly enclosed and well-maintained, while the rear garden has been landscaped for low maintenance and enjoys sunlight throughout the day, perfect for outdoor dining and entertaining. The property also benefits from convenient side access.

VIEWINGS By prior appointment with Redferns on 01404 814306

SERVICES We understand all mains services are connected

OUTGOINGS Council Tax Band B

TENURE Freehold

MOBILE & BROADBAND COVERAGE Broadband is not connected to this property. For specific checks, please use checker.ofcom.org.uk

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 to a sale. Photographic identification such as a passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.

The property is subject to Section 157 of the Housing Act which means the purchaser must have lived or worked in Devon for the last three years. There are exceptions for key workers outside of the area, please contact East Devon District Council on 01395 516551 for further information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(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	

- Two bedroom semi-detached bungalow
- Recently refurbished to a high standard throughout
- Spacious sitting room
- Stylish shower room fitted with a modern white suite
- uPVC double glazing throughout and gas central heating
- Modern fitted kitchen
- Two good-sized double bedrooms
- Well-landscaped rear garden



Ottery St. Mary | **01404 814 306**
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