



Abbott Close, Ottery St. Mary, EX11 1FH

Guide Price £435,000

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7 Abbott Close is situated in a quiet cul-de-sac on the northern outskirts of Ottery St Mary, one of the area's most desirable residential locations, while still benefiting from convenient access to the town centre and its excellent amenities, including highly regarded primary and secondary schools. The A30 dual carriageway is also within easy reach, providing swift access to the Cathedral City of Exeter, the M5 and the coast.

The property was built to a high specification in 2015 by Redrow Homes, and offers spacious, light and airy accommodation. This includes a reception hall with cloakroom/WC, a generous sitting room with a feature fireplace, and an impressive kitchen/dining room. The kitchen is comprehensively fitted with a range of cream and timber-effect cupboards and drawers at both base and eye level, incorporating quality integrated appliances. There is ample space for a large family dining table and chairs, as well as a sofa, creating a superb sociable living space. Attractive work surfaces provide plenty of room for food preparation, and large patio doors give direct access to the secluded rear garden.

On the first floor, there are four bedrooms, with the principal bedroom benefiting from a well-appointed en-suite fitted with a contemporary white suite. The family bathroom is equally well presented. The property benefits from modern construction standards, including excellent thermal efficiency, uPVC double glazing throughout, and a gas central heating system, making it an efficient home to run.

To the front of the property is a pleasant enclosed garden with a paved pathway leading to the front door. A long driveway to the side provides off-road parking for several vehicles in tandem and gives access to the garage, which is fitted with light and power.

The rear garden has been thoughtfully landscaped with ease of maintenance in mind, featuring paved and gravelled areas along with a feature pergola, ideal for outdoor dining and entertaining. The garden is fully enclosed and enjoys a high degree of privacy and seclusion.

VIEWING By prior appointment with Redfern's 01404 814306

SERVICES We understand all mains services are connected.

OUTGOINGS Council Tax Band E

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.





- Desirable cul-de-sac location on the outskirts of Ottery St Mary
- Spacious sitting room with feature fireplace
- Modern family bathroom and ground floor cloakroom/WC
- uPVC double glazing and gas central heating for energy efficiency
- Garage with light and power
- Four well-proportioned bedrooms, including principal with en-suite
- Impressive kitchen/dining room with integrated appliances and patio doors
- Built in 2015 by Redrow Homes to a high specification
- Driveway providing off-road parking for several vehicles in tandem
- Landscaped private rear garden with pergola, patio and gravelled areas ideal for entertaining



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