



# Patteson Drive, Ottery St Mary, EX11 1TB

Guide Price £345,000

3 2 2



Located on the eastern outskirts of the town, Patteson Drive is a short level walk from the town centre with all its excellent amenities including a variety of independent shops, supermarket and highly regarded primary and secondary schools. The A30 dual carriageway is also within easy reach providing swift access to the Cathedral city of Exeter, M5 and the coast.

The property enjoys well-presented, light and airy accommodation briefly comprising; entrance porch and reception hall with attractive wood-effect flooring which continues through into a very impressive kitchen/dining room with a lounge area providing a wonderful room for families to cook, dine and socialise together. The kitchen area is superbly equipped with a range of cream fronted cupboards and drawers both at base and eye level whilst incorporating quality appliances including eye level double oven, fridge freezer, induction hob and wine cooler. There's plenty of room for a family sized dining table and chairs and the lounge area with French doors give direct access to south facing rear garden. A cloakroom/WC and a good-sized sitting room conclude the ground floor.

On the first floor are three bedrooms and a family bathroom which is fitted with a contemporary modern white suite. The property benefits from double glazing throughout and a modern gas central heating system creating an efficient home to run.

To the front of the property is an expanse of lawn and a driveway providing access to the garage. The rear garden is fully enclosed enjoying a southerly aspect and a good degree of privacy with an expanse of lawn allowing children to run and play and a decking area for outdoor dining/entertaining in the summer months. There's a summer house which would lend itself as a garden office/studio if ever required.

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).

VIEWING By prior appointment with Redfern's 01404 814306

SERVICES We understand mains services are connected.

OUTGOINGS Council Tax Band C

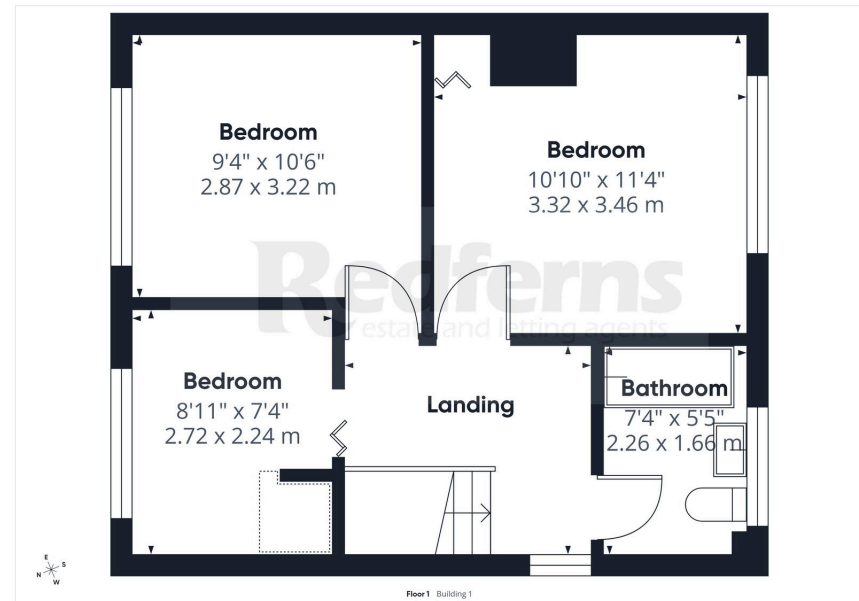
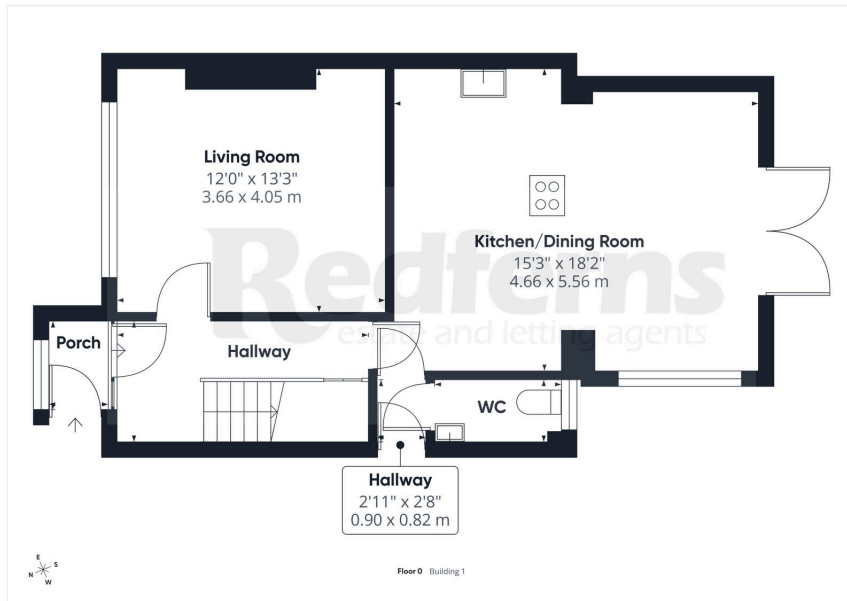
TENURE Freehold

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.





- Three bedrooms
- Living room
- Open plan kitchen/dining room
- Modern family bathroom room
- South facing garden
- Driveway and single garage
- Double glazing
- Gas central heating
- Council Tax Band - C
- EPC Rating - C



Ottery St. Mary | 01404 814 306  
 Exeter | 01392 984 511  
 Sidmouth | 01395 512 544

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