



7 Thackeray Close, Ottery St Mary, EX11 1FL

Guide Price £365,000

3 2 1



The house also benefits from being within The Kings School catchment area and the surrounding countryside offers excellent walking facilities whilst the A30 dual carriageway provides easy access to the Cathedral city of Exeter, M5 and the coast.

The property was built just 7 years ago by Redrow Homes and is still in excellent condition throughout. The light and spacious well proportioned accommodation includes reception hall with cloakroom/WC, spacious sitting room and an impressive kitchen/dining room which is most certainly the heart of the home allowing plenty of room for families to cook, dine and socialise together. The kitchen area is fitted with contemporary cream fronted cupboards and drawers both at base and eye level with granite effect worksurfaces and attractively tiles surrounds. The kitchen also incorporates a range of quality integrated SMEG appliances including, dishwasher, double oven and gas hob with extractor hood over. There is attractive tiled flooring and a utility cupboard offering additional appliance space. Large patio doors give direct access to the rear garden.

On the first floor are three bedrooms with the master benefitting from an en-suite shower room which is fitted with a stylish white suite. The family bathroom is also well appointed, again fitted with a quality white suite. The bedrooms at the rear of the house enjoy far reaching views over the adjoining East Devon countryside.

The property was built within the last just 12 years ago with the latest thermal properties and with the benefit of modern gas central heating making it an energy efficient family home to run. Fibre broadband is connected directly to the house for the highest speed possible which is perfect for working from home. The loft space have been boarded to provide extra storage space and has a retractable ladder

To the side of the property is a driveway providing off road parking for 2/3 vehicles and access to the detached garage with light and power. The generously sized level rear garden enjoys an excellent degree of privacy and is mainly laid to lawn with a paved patio providing room to enjoy outdoor dining and entertaining in the summer months.

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, 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).

SERVICES All mains services are connected

OUTGOINGS Council Tax Band C

TENURE Freehold

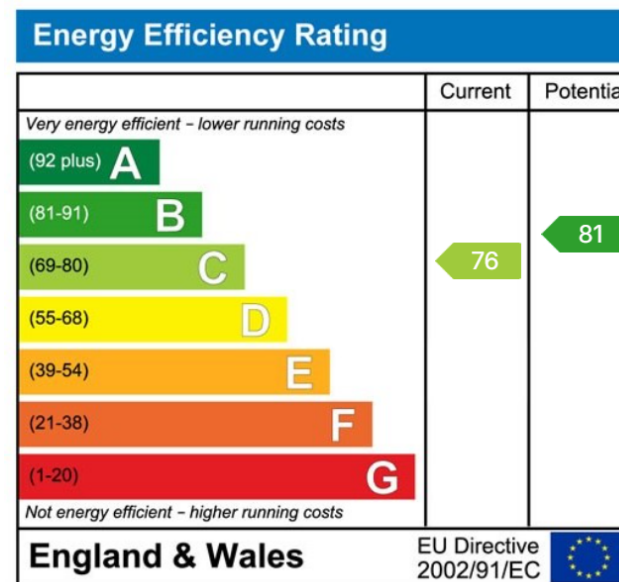
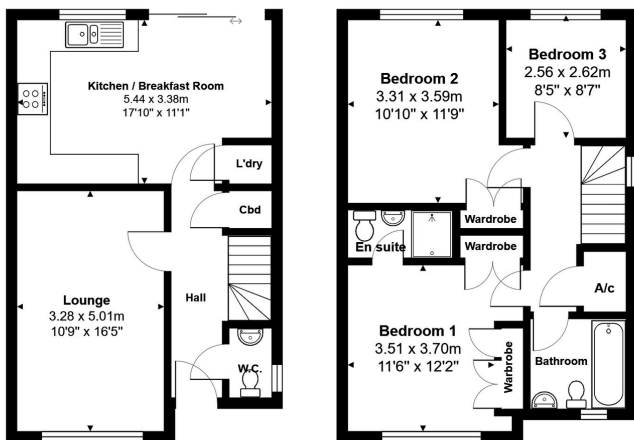
VIEWING By prior appointment with Redfern's, 01404 814306

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 bedroom semi detached house
- Built by Redrow Homes in 2014
- Hallway, Cloakroom/W.C.
- Spacious Sitting Room
- Family Bathroom fitted with stylish white suite
- 3 spacious bedrooms
- Good sized level rear garden mainly laid to lawn with paved patio
- Driveway leading to garage
- Excellent condition throughout, gas central heating



Ottery St. Mary
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Sidmouth

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