



# Butts Road, Ottery St Mary

Guide Price £459,995

4 2 2



Butts Road is situated on a desirable residential development towards the outskirts Ottery St Mary, yet still within walking distance of the town centre and is also located within The Kings School catchment area. The surrounding countryside offers excellent walking facilities and the new A30 dual carriageway provides easy access to the Cathedral City of Exeter, M5 and the coast.

The property itself is located on a short private drive just off Butts Road and was built in 2016 by Redrow Homes. The accommodation is well-proportioned and includes a covered porch area and reception hall with cloakroom/WC. The spacious and open plan kitchen/dining/family room provides a wonderful heart of the home. The kitchen is superbly appointed with an extensive range of storage cupboards and drawers both at base and eye level with a pantry and quality integral Smeg appliances including fridge freezer, dishwasher, eye level electric oven, grill and gas hob with extractor fan above. The room also provides space for a family dining table and chairs as well as a sitting/lounge area with bi-fold doors opening out to the rear patio completing a stunning space for families to cook, dine and socialise together. A utility room offers an additional sink, storage cupboards, appliance space and swift access to the garage.

The ground floor is concluded by a good sized and comfortable sitting room with a pleasant aspect to the front.

On the first floor are four good sized bedrooms, the master benefits from built in wardrobes and an luxury en-suite shower room. The family bathroom is equally well-appointed with a stylish white suite enhanced by attractive tiling. The property has been built with the latest thermal insulation properties, along with a modern highly efficient gas fired boiler and quality double glazing, creating a very efficient home to run.

To the outside the house is approached by a driveway with EV charging point and space for 2 vehicles in front of the detached garage with light and power. A pedestrian gate provides access to the rear garden which is fully enclosed and enjoys a good degree of privacy. The garden is mainly laid to lawn with a large patio providing a wonderful space for outside entertaining/dining in the summer months. There are further seating areas both at the end of the garden which has also been laid with shingle underneath a large modern pergola and a good sized secluded summerhouse behind the garage. There is an external power point and a further space to the side of the house which is currently used as a BBQ area. The garden has been well stocked with mature shrubs, plants and trees providing a variety of colour all year round.


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** We understand all mains services are connected.

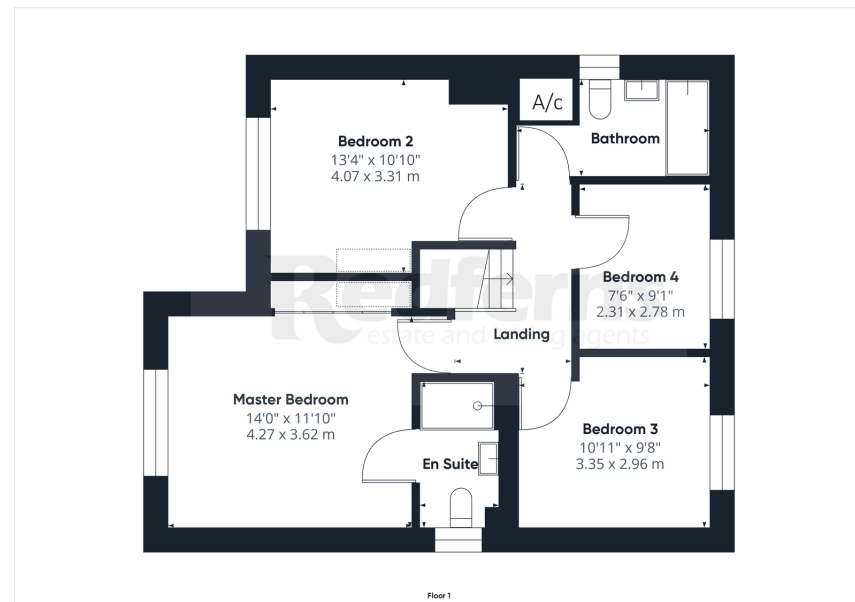
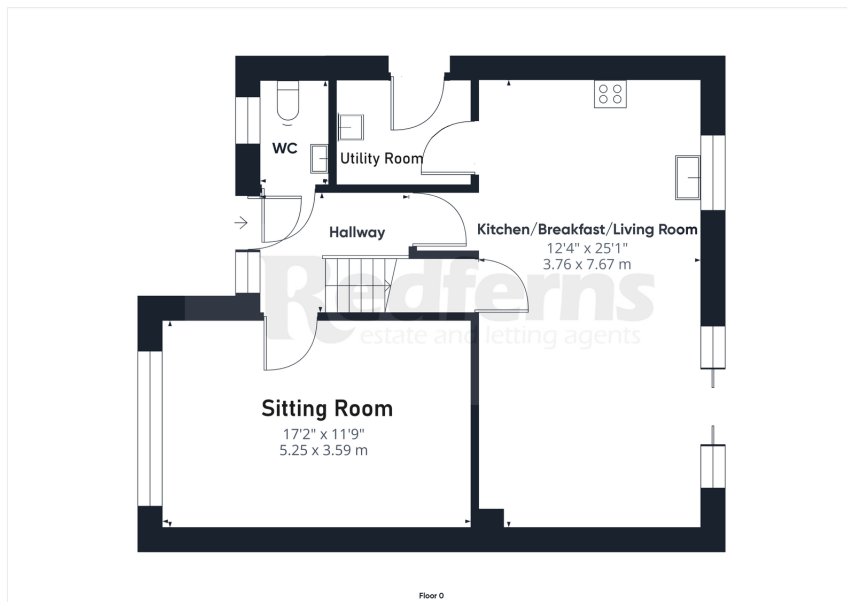
**OUTGOINGS** Council Tax Band E (as per Gov.UK Website at the date of first listing)

**MOBILE AND BROADBAND COVERAGE** Broadband is connected to this property, for specific checks, please use this link [checker.ofcom.org.uk](https://www.ofcom.gov.uk/usage/coverage-checker/)



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

- A modern detached house • Built by Redrow Homes in 2016
- Sought after development • Entrance hallway, towards the outskirts of Ottery St Mary, Cloakroom W.C. Good sized sitting room
- Four spacious bedrooms • Utility room, Gas central heating, uPVC double (master en suite) glazing
- Well landscaped and • Separate bathroom. Driveway providing off secluded garden with patio road parking in front of garage
- No onward chain



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 Sidmouth | 01395 512 544

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