



Slade Close, Ottery St. Mary, EX11 1SY

Guide Price £315,000

3 2 2



Slade Close is a mature and highly regarded residential area, enviably positioned on the edge of town and surrounded by glorious countryside, yet within easy walking distance of the town centre and its excellent range of independent shops, cafés, restaurants and a supermarket. The town's highly regarded schools are also readily accessible, while the A30 dual carriageway is within easy reach, providing swift access to the Cathedral City of Exeter, the M5 and the coast.

The well-proportioned and light-filled accommodation begins with an entrance porch leading through to the entrance hall. The open-plan living/dining room is a spacious dual-aspect room featuring a focal point fireplace and offering ample space for a range of lounge furniture. There is also plenty of room for a large family dining table and chairs, while sliding patio doors open directly onto the rear garden. The kitchen is fitted with a range of white-fronted base and eye-level cupboards and drawers, complemented by coordinating work surfaces, and provides ample space for a range of modern appliances.

A separate dining room offers further versatile living space and features sliding doors leading into the conservatory, together with a side door providing access to the garden and garage. This generous room comfortably accommodates a large family dining table and chairs and could equally be utilised as a family room, playroom or home office to suit a buyer's individual requirements. The conservatory enjoys pleasant views over the rear garden, with patio doors providing direct access outside. Concluding the ground floor is a useful utility room and a downstairs shower room.

The first floor comprises three bedrooms, two of which are generous double rooms, while the third is a well-proportioned single bedroom. The family shower room is fitted with a modern white suite. The property further benefits from gas-fired central heating and uPVC double glazing throughout.

To the front of the property, a paved pathway leads to the entrance, passing a mature front garden planted with a variety of established shrubs and plants. The driveway is situated to the side of the property and provides off-road parking, leading to the garage, which benefits from light and power.

The rear garden is a particular feature of the property, enjoying a desirable south-westerly aspect and an excellent degree of privacy. There are separate gravelled and paved patio areas, creating ideal spaces for outdoor entertaining, together with well-stocked mature flower and shrub borders. A greenhouse is also included, while a pathway to the side of the property provides access to the garage.

The property is offered to the market with the added benefit of no onward chain, and an early inspection is highly recommended.

TENURE Freehold

VIEWING By prior appointment with Redfern on 01404 814306

SERVICES We understand all mains services are connected

OUTGOINGS Council Tax Band C

MOBILE AND BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use this link checker.ofcom.org.uk





- Three bedroom semi-detached family home
- Walking distance to the town centre
- Separate dining room and conservatory
- Two generous double bedrooms
- Garage with light and power, plus driveway parking
- Highly sought-after location
- Spacious dual-aspect living/dining room
- Ground floor utility room and modern shower room
- South-westerly facing rear garden
- Offered to the market with no onward chain



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