



26 Oak Close, Ottery St. Mary

Guide Price £475,000

3 1 2



Oak Close is a quiet and mature residential cul-de-sac on the outskirts of Ottery St Mary, enjoying pleasant countryside outlooks and within walking distance of the many amenities, schools and shops in the town.

The property itself is well-presented and has been refurbished throughout over recent years and provides an extremely comfortable home for both families and retired occupants alike. The accommodation briefly comprises an entrance porch and large reception hallway with stairs leading to the first floor. The living room is an excellent size, triple aspect and provides a light and airy feel. The wood burning stove has been fitted with an attractive surround and this room provides ample space for a family size dining table and chairs if ever required. The principle dining room is fitted with corelock flooring that continues throughout the sunroom and kitchen. This room provides space for a large dining table and chairs with an remote controlled inset electric fireplace with exposed brickwork and timber mantle. French doors lead to the spacious sun room that enjoys a pleasant outlook onto the mature and private rear garden.

A hallway provides access to the kitchen that is fitted with a range of light grey fronted cupboards and drawers both at base and eye level and solid wood worktops, whilst incorporating a range of integrated modern appliances including a NEFF electric oven, microwave and induction hob. There is further appliance space for a fridge freezer, washing machine and tumble dryer.

The entrance hallway also provides access to main bedroom with build in wardrobes. A storage cupboard is located opposite this room and houses the combination gas boiler and provides additional storage along with the understairs cupboard. The shower room is tiled throughout and has been fitted with a luxury white suite. The downstairs w.c. has been fitted with a modern white suite and both rooms have the benefit of underfloor heating. On the first floor a two good sized bedrooms and a door accessed from the landing provides access to the useful eaves storage.

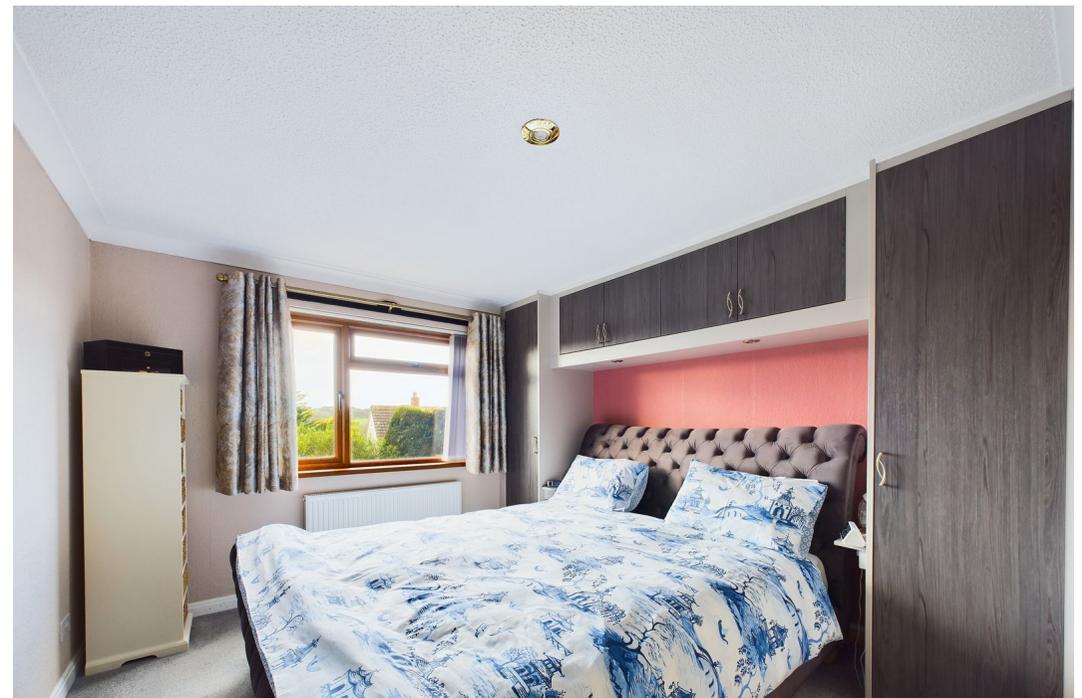
To the front of the property is a bay parking space and a pedestrian gate and pathway provides access to the front door with side access to both sides of the property. The front garden is a good size and has plant and shrub borders with lovely countryside views in the distance. The mature rear garden offers complete privacy and seclusion whilst enjoying good degree of sunlight throughout the day and countryside views in the distance. There are a variety of plant and shrubs, expanse of lawn, and decked areas, perfect for outdoor dining and entertaining in the summer months. The garage has light and power and can be accessed via a side door from the garden. There is a electric roller door and recently tarmacked driveway providing parking for several vehicles.

VIEWING By prior appointment with Redferns 01404 814306

TENURE Freehold

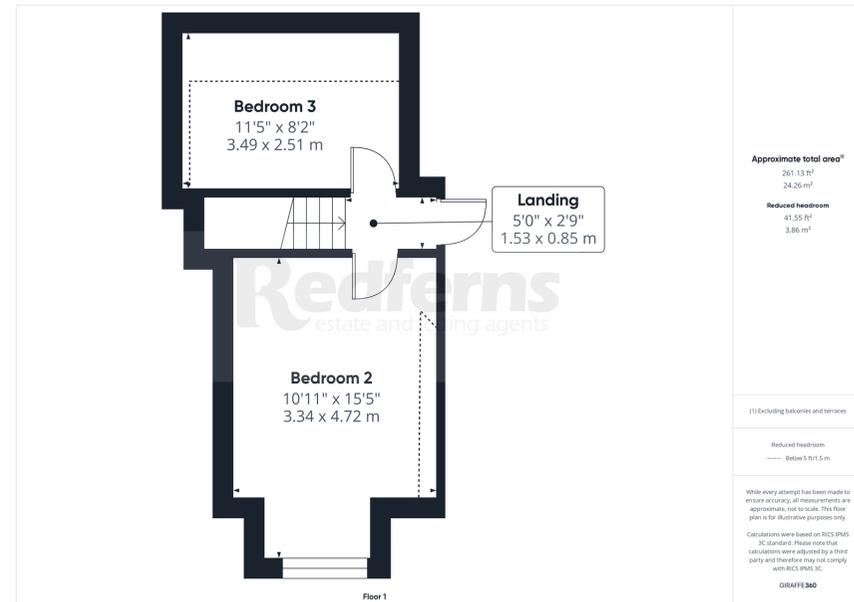
SERVICES We understand mains services are connected.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

- A detached chalet style bungalow
- Mature private gardens and countryside views
- Dining room with a feature remote controlled fireplace
- Luxury shower room fitted with a modern white suite
- Garage with light, power and roller door
- Located in a quiet and mature residential cul-de-sac
- Spacious living room with wood burning stove
- Recently fitted kitchen
- Three good sized bedrooms
- Driveway allowing parking for several vehicles



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