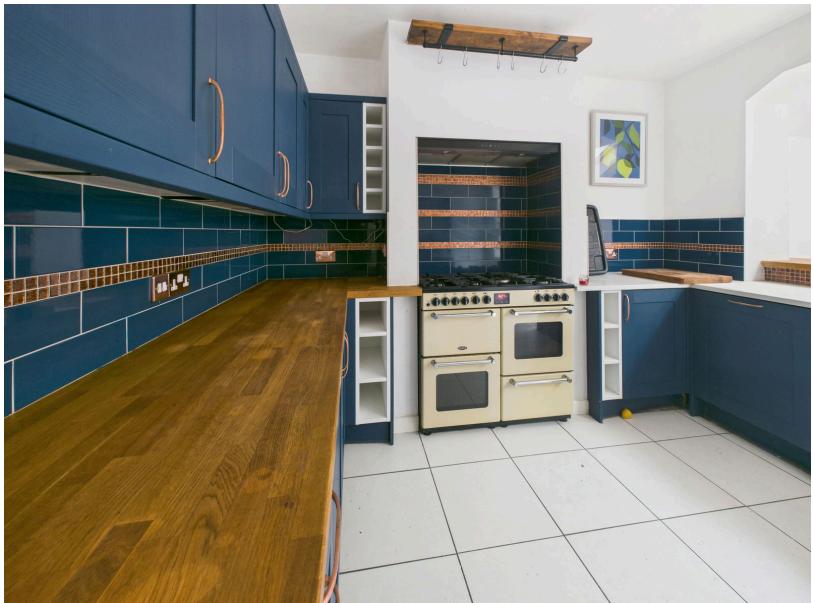




Shutes Mead, Ottery St Mary

Guide Price £310,000

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Shutes Mead is a located towards the outskirts of this popular town but within short walking distance of the shops, amenities and the excellent schools. The A30 dual carriageway is also within easy reach providing swift access to the Cathedral City of Exeter, M5 and the coast.

A private path leads through the front garden to this light and airy 3 bedroom family home. The property includes an entrance hall, living room, a large kitchen/diner, downstairs bathroom, spacious upstairs landing and bedroom areas plus a large country garden.

The impressive, extended open plan kitchen/breakfast room provides a space for families to dine and socialise, with plenty of space for a dining table, chairs and sofa. The large, tri-fold patio doors allow plenty of light through and offers ample space for cooking and relaxing whilst enjoying lovely views of the garden. The kitchen boast considerable storage cupboards and drawers, a gas oven and hob plus space for additional appliances. The exposed wooden beams and worksurfaces compliment the modern look of the extension.

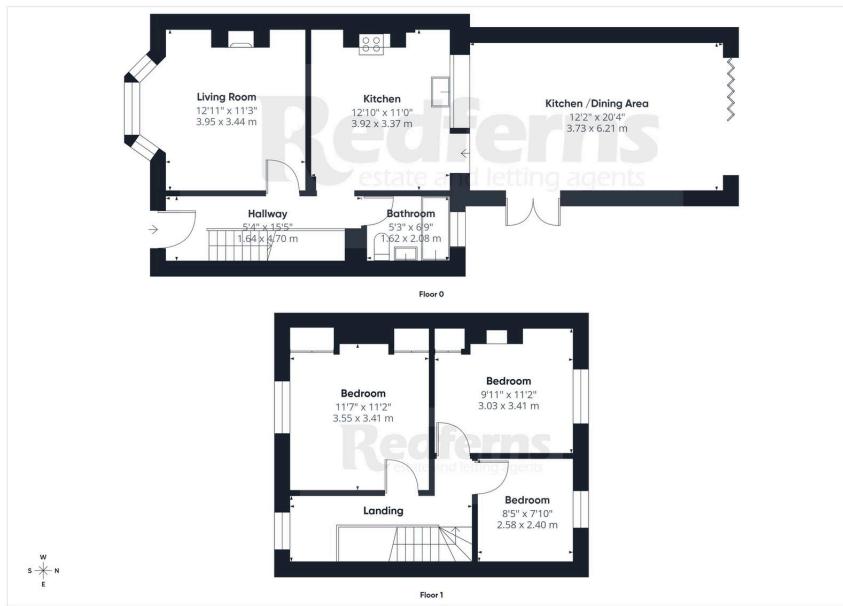
Boasting a cozy brick fireplace, the sitting room provides an ambient space for enjoyment and relaxations, with natural light coming in through the front-facing large bay window. On the second floor there are 3 moderately sized bedrooms, and amazing views of the rear garden.

The large rear garden offers a patio, wooden landing, ample green space, lawn and wooded areas, with plenty of shrubbery for a more private garden. There is also a small green area at the front of the property with a couple of bushes, and on street parking nearby.

The house is uPVC double glazed throughout and benefits from a modern gas fired central heating system providing an energy efficient home to run.

The property requires some modernisation and has to be viewed to be fully appreciated.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	