



17a Ridgeway, Ottery St. Mary, EX11 1DT

Guide Price £240,000

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17a Ridgeway is situated in one of the town's most desirable locations, offering an attractive mix of individual properties tucked away from the busy streets, yet within easy walking distance of excellent local amenities and beautiful countryside walks right on the doorstep.

The well-proportioned, characterful and spacious accommodation begins with a useful entrance porch, which leads through to the dual-aspect living and dining room. This room provides ample space for lounge furniture and a large family dining table and chairs, with an opening leading to the kitchen and a door providing access to the rear garden.

The kitchen has been fitted with a range of cupboards and drawers at both base and eye level, with complementary green Shaker-style doors. There is an extensive range of modern appliances, including a Belfast sink, dishwasher, gas hob and cooker, whilst also allowing space for a fridge/freezer and washing machine.

On the first floor are two good-sized bedrooms. The main double bedroom is a spacious, light and airy room which also benefits from a feature bay window with views towards East Hill in the distance. The second bedroom enjoys a pleasant outlook over the rear garden. The property benefits from uPVC double glazing throughout and a modern gas central heating system.

To the front of the property is a paved pathway leading to the front door, together with a useful storage area. The rear garden is a good size and enjoys a good degree of sunlight and privacy, with an expanse of lawn bordered by a variety of plants and shrubs, together with a decking area and patio. The property also benefits from a right of access through a neighbouring property, providing useful side access.

TENURE Freehold

VIEWING By prior appointment with Redfern's on 01404 814306

SERVICES We understand all mains services are connected

OUTGOINGS Council Tax Band B

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

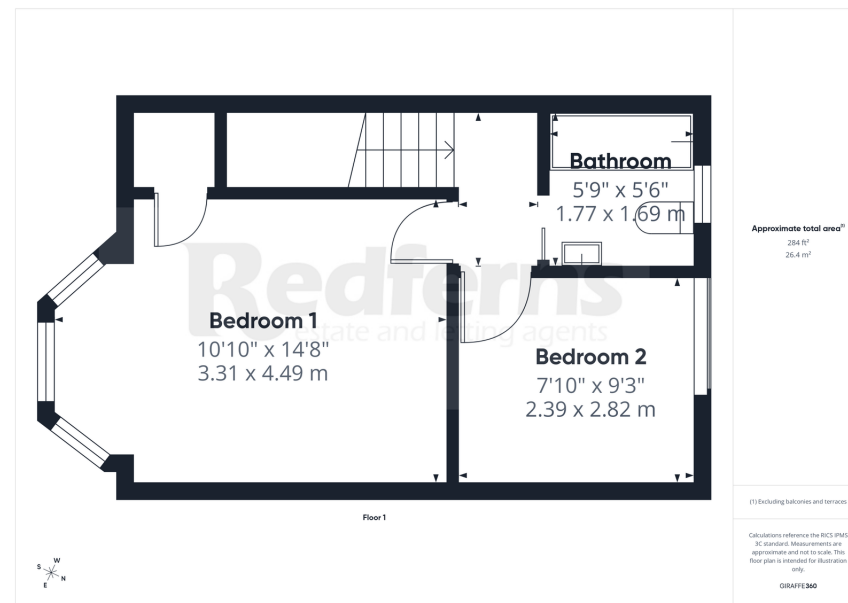
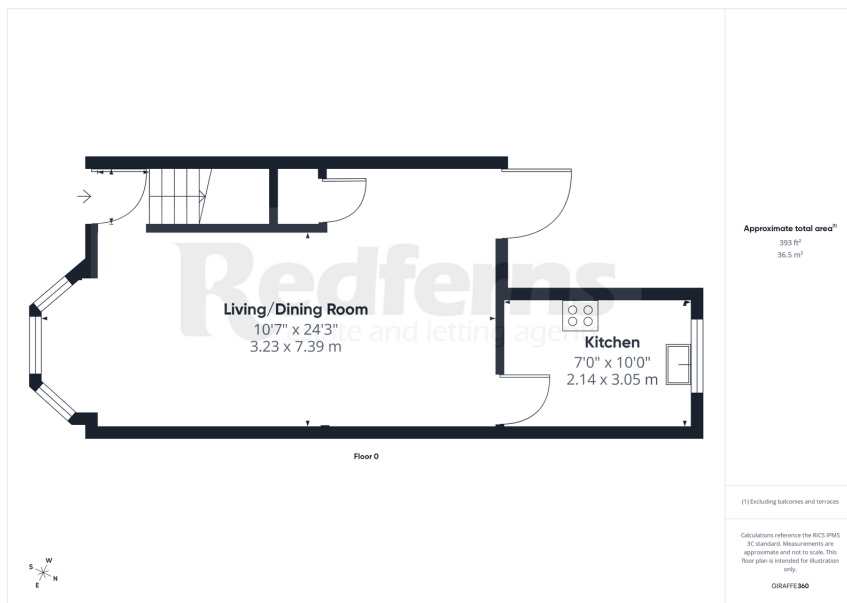
AGENTS NOTE

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





- Desirable and sought-after location
- Spacious living and dining room
- Two good-sized bedrooms
- uPVC double glazing throughout
- Good-sized private rear garden with side access
- Charming two-bedroom home
- Well-appointed Shaker-style kitchen
- Feature bay window with distant views
- Modern gas central heating



Ottery St. Mary
Exeter
Sidmouth

01404 814 306
01392 984 511
01395 512 544

www.redfernproperty.co.uk | sales@redfernproperty.co.uk



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