



15 Ridgeway, Ottery St Mary, EX11 1DT

Guide Price £325,000

3 1 2



This charming period property has been thoughtfully improved by the current owners and offers a wonderful blend of characterful features, thoughtful modern updates and comfortable family living.

The accommodation comprises a welcoming entrance hall, with attractive half-height wooden panelling, which leads through to the delightful sitting room. This elegant room features three-quarter-height wooden panelling, a characterful fireplace with brick arch surround and woodburning stove, bay window with window shutter blinds, and bespoke cupboards and shelving within the recesses, creating a warm and inviting space. The separate dining room provides an equally appealing reception area, again featuring a fireplace with brick arch and multi-fuel burner. A useful utility cupboard adds practicality, while the dining room flows naturally into the conservatory, a wonderful place to relax, with French doors opening onto the outside space. The well-appointed kitchen is conveniently positioned off the conservatory and is fitted with a range of shaker-style cupboards and drawers both at base and eye level, wooden work surfaces, tiled flooring and integrated appliances including fridge, dishwasher, oven and hob with extractor over.

To the first floor, a half landing gives access to the family bathroom, which includes a shaped bath, vanity unit with wash basin and storage cupboards beneath. Continuing upwards, the main landing provides a charming additional area, enhanced by further wooden panelling and offering a peaceful spot for reading or relaxation. There are two generous double bedrooms on this floor. The principal bedroom enjoys a wealth of character, with an ornamental fireplace, three-quarter-height panelling, fitted wardrobes within the recesses and a window with shutters providing delightful views across the town and countryside in the distance. The second bedroom also has fitted wardrobes and a window with shutters providing views across the rear garden. The second floor provides a further double bedroom with Velux windows, allowing natural light to flood the room. The property benefits from gas-fired central heating and double-glazed windows throughout.

To the front of the property is an attractive half-height brick courtyard, enclosed by a picket gate providing a welcoming approach to the front door. The beautifully landscaped gardens are a particular feature of the property and have been thoughtfully designed to create a variety of attractive seating and planting areas. The rear garden is accessed via a pedestrian gate and offers a wonderful outdoor space, incorporating a gravel patio seating area, raised beds, established shrubs, a lawned area and a further patio terrace, ideal for relaxing and entertaining. There are two useful log stores (one formerly an outside WC), along with a garden shed measuring approximately 2.17m x 2.18m. A rear pedestrian access is also available, with a right of way for the adjoining property. On-road parking is available nearby.

TENURE Freehold

VIEWING By prior appointment with Redfern on 01404 814306

SERVICES We understand all mains services are connected

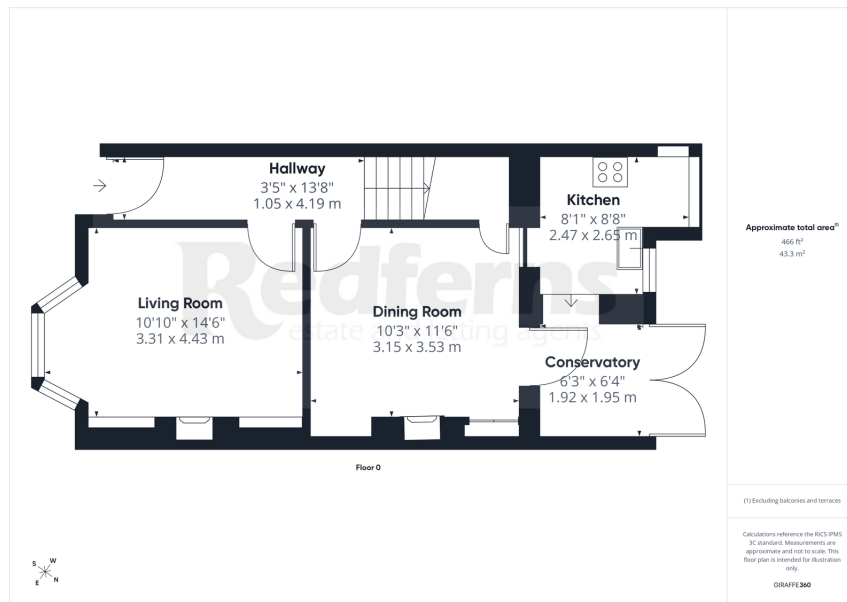
OUTGOINGS Council Tax Band B

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

- Beautifully presented three-bedroom, end-terraced home
- Sympathetically modernised
- Separate dining room with multi-fuel burner
- Three generous double bedrooms
- Landscaped rear garden with patio
- Well-appointed kitchen
- Characterful wooden panelling throughout
- Gas central heating, double glazing and useful storage facilities



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