



23 Claremont Field, Ottery St. Mary, EX11 1RP

Guide Price £365,000

4 2 1



Claremont Field is a sought-after residential area situated on the southern fringes of the town, yet the excellent local amenities are easily accessible including the renowned Kings School. The surrounding countryside also offers pleasant views as well as excellent countryside walks.

The accommodation is well proportioned throughout and a covered porch shelters the front door which opens onto a welcoming entrance hallway. The hallway offers ample room to hang coats and shoes and provides access to the downstairs cloakroom/WC. The living room is a superb reception room with a light and airy feel and provides access to a useful conservatory which is currently being used as a home office. French doors lead from the living room to the dining room and allows ample space for a large family dining table and chairs. Sliding patio doors lead out to the rear garden. The kitchen is well-equipped with a range of grey gloss fronted, handleless cupboards and drawers both at base and eye level with complementing work surfaces. There is a range of integrated appliances including a fridge/freezer, washing machine, dishwasher, built-in double oven, microwave, and induction hob with a rear porch accessed from this room.

Stairs rise to the first floor which offers four good sized bedrooms including the master bedroom with a en-suite shower room. The family bathroom is fitted with a white suite and a useful storage cupboard. The property benefits from a gas central heating system and uPVC double glazing throughout.

The front of the property has steps leading to the door, a gravel garden, and mature flower beds. A side driveway leads to the garage with an electric door, light, power, and access to the rear garden. The rear garden offers a timber decked patio, additional decked areas, and a pergola with stunning views over Claremont Field and the countryside beyond.

VIEWING By prior appointment with Redferns 01404 814306

TENURE Freehold

SERVICES We understand mains services are connected.

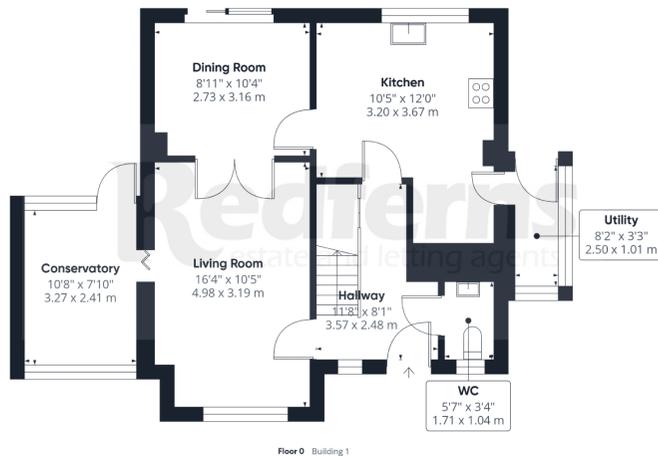
OUTGOINGS Council Tax Band D (as per Gov.UK Website at the date of first listing)

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

- Spacious Detached Family Home
- Downstairs Cloakroom/ W.C.
- Dining Room
- Four Bedrooms. Master En-suite
- Front & Rear Gardens
- Sought-After Residential Area
- Living Room & Conservatory
- Well-Appointed Kitchen
- Family Bathroom
- Garage & Driveway



Approximate total area\*  
633ft<sup>2</sup>  
58.8 m<sup>2</sup>

(\*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standards.  
GIRAFFE 360



Approximate total area\*  
1300ft<sup>2</sup>  
120.6 m<sup>2</sup>

(\*) Excluding balconies and terraces

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