



1, Gerway Close



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, Ottery St. Mary, Devon EX11 1GL

Ottery St. Mary 0.4 mile; The Kings School 1.2 miles; The Coast 6.1 miles

A spacious family home situated on the edge of town, featuring a contemporary kitchen/diner, private gardens, and a double garage with a large driveway

- Kings School Catchment
- En-Suite to Master Bedroom
- South-West Facing Garden
- Council Tax Band F
- Log Burner
- Double Garage/Driveway Parking
- Freehold
- EPC B

Guide Price £700,000

SITUATION

Conveniently positioned to the south within walking distance of Ottery St Mary town centre, the property offers a sense of semi-rural living on the town's edge. Ottery St Mary boasts a variety of amenities, including a Sainsburys, the highly regarded Kings School, a sought-after primary school, Coleridge Medical Centre, Ottery Community Hospital, sports centre and bus services. This friendly country town is surrounded by the glorious East Devon countryside and the stunning Jurassic Coast at Sidmouth is just a short drive to the south.

A public footpath leads behind the house and across the fields to the lovely River Otter with its riverside walks. An easy route onto the A30 provides swift access to the city of Exeter, the M5 and Exeter International Airport. Mainline rail services operate from Exeter (Paddington and Waterloo lines) and nearby Feniton (Waterloo Line).



DESCRIPTION

This well-presented family home offers spacious, light-filled accommodation with wrap-around gardens. The contemporary kitchen/diner features modern cabinetry and integrated appliances, with a bay window to the dining area and double doors opening onto the landscaped rear terrace. A fitted utility room sits off the kitchen and provides direct outdoor access. To the rear, the sitting room includes a wood-burning stove, bay window, and patio doors leading to the garden terrace. The ground floor also benefits from a fitted study and a WC discreetly located off the entrance hall.

The first floor comprises four well-proportioned double bedrooms and a family bathroom with both a bath and separate shower. The dual-aspect principal bedroom enjoys views over the rear garden and surrounding countryside, and includes an en-suite shower room and built-in wardrobes. Bedrooms two and four also have built-in wardrobes, and wooden plantation shutters are fitted to the front-facing windows.

OUTSIDE

The south-west facing rear garden is landscaped with lawn, mature shrubs, trees and established hedging. A patio terrace, accessed from both the kitchen/diner and sitting room, provides space for outdoor dining. The garden also includes a shed for storage and side access to the garage.

To the front, there is a detached double garage with an automatic door and a tarmac driveway providing parking for several vehicles. The largely level plot benefits from gated access on both sides of the house and garage.

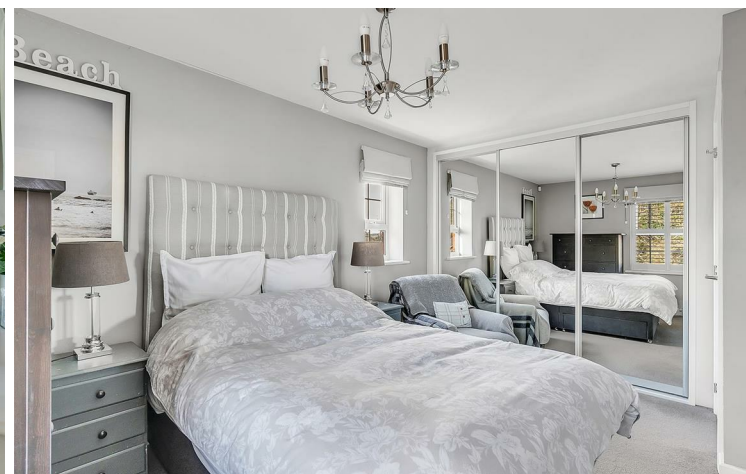
SERVICES

All mains services connected. Gas-fired central heating. NHBC with 2 year remaining.

Ultrafast broadband available. All major mobile networks available outside (Ofcom, 2026)

DIRECTIONS

What3Words: ///removable.deriving.insiders



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92-101) 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		
	Current	Potential
	85	93
England & Wales		
EU Directive 2002/91/EC		

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Total Area: 178.2 m² ... 1919 ft²
All measurements are approximate and for display purposes only



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