



16 Harold Close, Ottery St. Mary, EX11 1FX

Guide price £395,000



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- No Onward Chain
- Four Bedrooms
- Lounge/Diner
- En-Suite To Master Bedroom
- Driveway, Garage And Enclosed Rear Garden
- Link Detached Home
- Modern Kitchen
- Downstairs W/C
- Family Bathroom
- Opposite The Kings School



Offered with no onward chain and located on the western side of Ottery St Mary, opposite the Ofsted Outstanding-rated King's School, this link detached four-bedroom family home was built approximately ten years ago and offers modern, well-presented accommodation throughout. The property includes a spacious lounge/diner with direct access to the rear garden, a kitchen, downstairs WC, four bedrooms, one with an en suite, and a family bathroom, together with driveway parking and a garage. The property is a short walk (0.8 miles) from Ottery's shops, cafés, restaurants and everyday amenities. Well, situated, with easy access to the A30, Exeter and the M5, it makes a perfect family home for those wanting to benefit from the amenities of a rural town whilst enjoying easy access to all that the West Country has to offer.

Walkthrough

Built approximately ten years ago, this modern property offers contemporary styling and well-proportioned accommodation arranged over two floors. The front door opens into an entrance hall, with the kitchen positioned to the right and a spacious lounge/diner straight ahead with the garden beyond. To the left, stairs lead to the first floor with its four bedrooms and family bathroom. A downstairs WC is also located on the left before the stairs.

Turning to the right, the kitchen is attractively fitted with a range of crisp, white, modern high and low units providing ample storage. Integrated gas hob

beneath an extractor. Granite-effect work surfaces provide plenty of preparation space and a sink is positioned beneath a window looking out to the front of the property. There is also space, plumbing and electrics for a washing machine, together with room for a breakfast table.

The living/dining room is a generously sized room with space for a four-seat sofa, dining table with additional seating and further furniture. It benefits from lots of natural light from dual-aspect windows and French doors that open directly onto the rear garden, creating an easy connection between the indoor and outdoor spaces.

Upstairs, the property offers four bedrooms, including a principal bedroom with en suite shower room. The remaining bedrooms provide flexible accommodation suitable for family life, guest rooms or home working. The family bathroom is fitted in a contemporary style with a modern white suite.

Outside, the south-facing rear garden is fully enclosed, with a dry-stone feature wall to one side. A patio adjoining the house creates an ideal area for outdoor dining and entertaining, with the remaining area set to lawn and bordered by mature shrubs.

To the side of the property, a driveway provides



off-road parking for at least two vehicles and gives access to the garage, which benefits from power and lighting. To the front of the property is a second garden planted with shrubs and flowers.

The property benefits from mains electricity, gas, water and drainage, together with UPVC double glazing and gas central heating throughout. Its modern construction and EPC rating of C also contribute to its efficiency.

There is no onward chain.

Situation

The property is situated in Ottery St Mary, a picturesque market town nestled within the beautiful

Otter Valley. The town offers excellent amenities, including a good-sized Sainsbury's supermarket (approximately 0.8 miles away), a variety of independent shops, pubs, restaurants and coffee shops, as well as a leisure centre and primary school. The property lies just opposite the Ofsted Outstanding-rated King's School.

A historic Devon settlement mentioned in the Domesday Book, Ottery St Mary retains a strong sense of community and tradition. The parish church of St Mary, founded in the 1300s and designed to resemble a smaller version of Exeter Cathedral, stands at the centre of the town. Ottery is also known for its local customs and events, including Ottery Carnival, Pixie Day and the famous Tar Barrels.

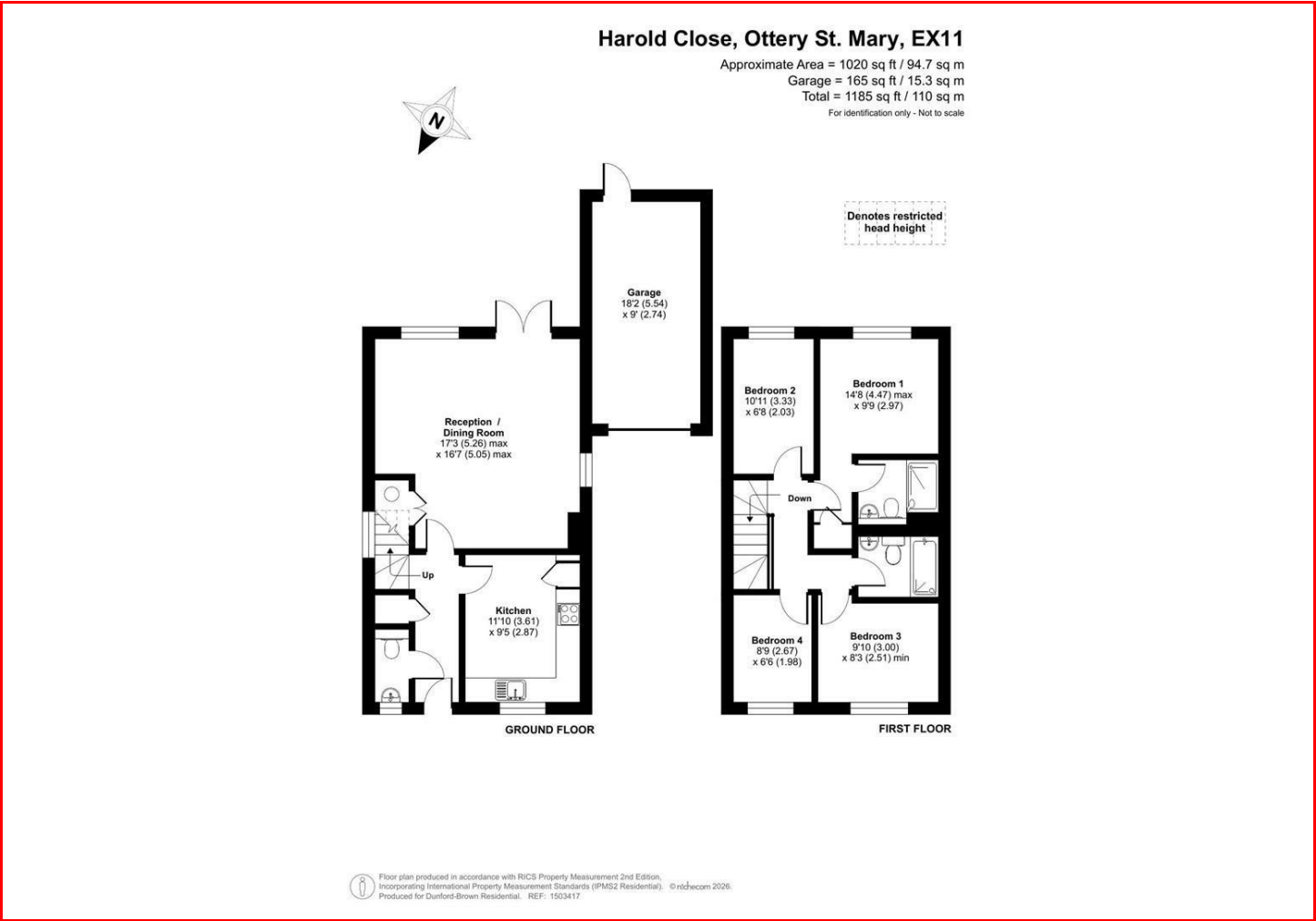
The surrounding Otter Valley provides excellent opportunities for walking and enjoying the countryside, while the East Devon coast at Sidmouth is approximately 7 miles away.

Despite its rural setting, the town is particularly well connected. The A30 lies around 2 miles away, providing direct access to Exeter (approximately 11.2 miles) and the M5 (approximately 8 miles) to the west, and Honiton (approximately 7 miles) and the A30/A303 route to London to the east. Feniton and Whimple stations, both 3 to 4 miles away, provide rail services to Exeter and London Waterloo. Exeter International Airport is approximately 7.4 miles distant, while Bristol Airport can be readily reached via the M5 (62.3 miles).





Floor Plans



Viewing

Please contact our Dunford-Brown Residential Office on 01884 824 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

