



RALEIGH ROAD, OTTERY ST MARY
GUIDE PRICE £475,000

24 Raleigh Road, Ottery St Mary, EX11 1TG

A spacious and well-presented detached chalet style house with parking for several vehicles and southerly facing garden situated within a level walk of the town centre

Raleigh Road is situated on the eastern outskirts of the town and yet the excellent local town amenities are all easily accessible on foot with a nearby pedestrian pathway allowing level access into the town centre.

The chalet style detached house enjoys well-proportioned, light and airy accommodation which is highly versatile offering a flexible layout with an abundance of downstairs entertaining space. The property lends itself as a comfortable home for both families and retired occupants alike. Occupying a generous plot size, the garden boasts an excellent degree of privacy and will appeal to any keen gardeners.

The accommodation includes a reception porch with Quickstep laminate oak effect flooring which continues to the triple aspect sitting/dining room and kitchen/breakfast room. The sitting/dining room is the perfect family room and provides plenty of space for a large family dining table and chairs, along with comfortable living space, modern gas fireplace and French doors leading out to the patio. The stylish kitchen/breakfast room has been fitted with an extensive range of cupboards and drawers both at base and eye level incorporating a Belfast sink, electric oven and gas hob, along with further space for a fridge/freezer and dishwasher. The breakfast bar provides ample space for a family and the downstairs cloakroom opposite is fitted with a modern suite and understairs storage cupboard.

Bedroom one and bedroom five are both located via the hallway, with the first being a particularly large double room allowing comfortable space for two sets of double wardrobes and an ability to create an en-suite if ever required. Bedroom five is a comfortable single with ample space for large bedroom furniture.

On the first floor are three double bedrooms and a family bathroom fitted with a modern white suite. The landing is a good size and has a useful storage cupboard built in. The property is fitted with uPVC double glazed doors and windows throughout and a modern gas central heating system, creating an efficient home to run.

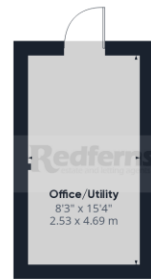
To the outside, the front garden is mainly laid to lawn with mature plants and shrubs offering a good degree of privacy. The gravelled double driveway allows comfortable parking for two large vehicles with the ability to extend further if ever required. There is further parking in front of the converted garage to the side of the property with a side gate leading to the courtyard. The garage has been converted in recent years and provides an excellent office space/utility room benefitting from separate hard wired broadband and electric circuit.

The garden to the rear and courtyard to the side are a particular feature and provide an excellent degree of privacy and seclusion whilst benefitting from a southerly aspect allowing sunlight throughout the day. The large pebbled courtyard is a particularly good size, allowing plenty of space for outdoor entertaining and dining with a feature pergola built in recent years providing shelter from the weather when required. Steps lead down from the courtyard to the brook with a seating area to the side surrounded by mature plants and shrubs. There is also a large storage shed and access to the garage. The rear garden is mainly laid to lawn with several borders, well stocked with plants and shrubs. Lastly, there is a large paved patio providing another excellent sunny space for outside entertaining.

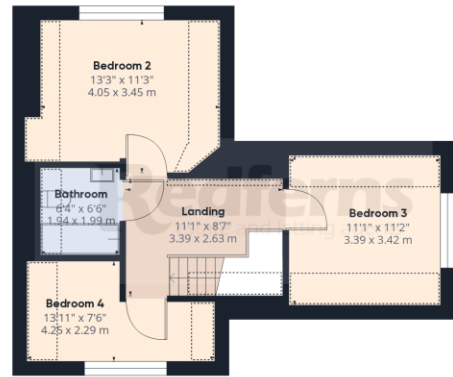




Floor 0 Building 1



Floor 0 Building 2



Floor 1 Building 1

Approximate total area⁽¹⁾

1451.79 ft²
134.88 m²

Reduced headroom

140.03 ft²
13.01 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ottery St Mary is the birthplace and home of romantic poet Samuel Taylor Coleridge and is one of the most pleasant and friendly small towns in East Devon. It has many amenities; shops, including Sainsbury's, pubs, churches, highly regarded schools, post office, banks, medical centre, local hospital, recreational activities, sports centre and bus services. It is also home to the world famous 'Tar Barrels' tradition, when local residents run through the crowded streets carrying full sized flaming tar barrels. Although surrounded by beautiful open countryside it is particularly accessible; 6 miles to the coast at Sidmouth, Exeter 10 miles (M5 junction) with the A30 dual carriageway giving swift access. Honiton is 6 miles with further shops, amenities and mainline station (Waterloo-Exeter).



SERVICES

We understand all mains services are connected

OUTGOINGS

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

TENURE

Freehold

MOBILE AND BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use this link 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.

IMPORTANT NOTICE

1. Every care is taken in preparing these particulars but they do not constitute nor constitute any part of an offer or a contract. They are prepared in good faith but they are for guidance only and intended to give a fair description of the property. 2. Statements contained in these particulars are not to be relied on as statements or representations of fact and are made without responsibility on the part of the agents or vendor. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each statement. The vendor does not make or give and neither the agents or their employees have authority to make or give any representation or warranty in relation to the property or its use. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These must be verified by any intending purchaser. 4. All properties are offered subject to contract and being unsold. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting any property which has been sold, let or withdrawn. 5. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 6. Descriptions of a property are inevitably subjective but we endeavour to make our particulars accurate. If there are any points of particular importance please contact us before viewing and we will be pleased to check or clarify information.

Redferns is a trading name of Redferns Ottery St Mary Limited Registered in England and Wales 4817078
Registered Office 8 Mill Street, Ottery St Mary, Devon EX11 1AD