



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	64	79
EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	58	74
EU Directive 2002/91/EC		

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26 Oak Close, Ottery St Mary,
Devon, EX11 1BB

PRICE **£375,000**
TENURE Freehold



A Beautifully Presented Three Bedroom Detached Chalet Bungalow In A
Popular Cul-De-Sac Location Within Walking Distance Of The Town

Detached Chalet Bungalow • Good Size Sitting Room • Modern Fitted Kitchen •
Ground Floor Bedroom And Bathroom • Beautiful Enclosed Gardens • Spacious Hall •
Separate Dining Room • Double Glazed Conservatory • Two First Floor Bedrooms •
Garage And Parking •

26 Oak Close, Ottery St Mary, Devon, EX11 1BB

Pennys are delighted to offer for sale this detached chalet style bungalow which was constructed in the early 1960's and which stands in a quiet cul-de-sac location with delightful countryside views to the front. The property is conveniently placed for the hospital, the Kings School, the town and other facilities, yet some attractive country walks can be enjoyed virtually from the front door. Oak Close is nicely tucked away at the end of a cul-de-sac and, therefore, enjoys a certain amount of privacy and not bothered by through traffic.

Ottery St Mary has a beautiful Parish Church which is modelled on Exeter Cathedral and its longstanding association with the Coleridge family. Ottery has a good range of shops, sports centre and monthly farmers market. On the outskirts of town Joshua's Organic Store and the renowned Otter Nurseries can be found.

THE ACCOMMODATION COMPRISES: Obscured glazed entrance door with side screens to either side opening to the:

ENTRANCE HALLWAY: Stairs rise to the first floor; radiator; ceiling smoke detector; wall mounted central heating boiler; thermostat control; under stairs storage cupboard with coat pegs; airing cupboard housing lagged water cylinder; doors opening to:

LIVING ROOM: 22' 5" x 11' 10" (6.83m x 3.61m) Narrowing in one area to 8'11" (2.72m) A lovely light spacious reception room with four double glazed windows to the front aspect enjoying a lovely outlook over the gardens and towards the countryside beyond; two central heating radiators; feature gas coal effect fire with marble effect hearth and inlay; further attractive wood surround and mantel piece; fitted storage shelving and cupboards either side with spot lighting.

DINING ROOM: 12' 7" x 11' 2" (3.84m x 3.4m) Another spacious reception room with central heating radiator; larder cupboard with shelving and cold shelf; cupboard housing gas fired Worcester boiler serving domestic hot water and central heating; double glazed sliding door opens to:

CONSERVATORY: 12' 6" x 9' 5" (3.81m x 2.87m) A delightful room with double glazed windows overlooking the attractive garden; central heating radiator; feature wood effect flooring; two wall light points; double glazed double doors opening to the rear garden.

From the dining room walk through to kitchen.

KITCHEN: 10' 4" x 9' 9" (3.15m x 2.97m) Excluding 8'6" (2.59m) walk through from dining room which has a double glazed door opening to the rear garden. The kitchen area comprises of a one and a half bowl sink unit and drainer with mixer tap set into roll edge work surface with storage cupboards under; further roll edge work surface with matching base units and drawers beneath; range of wall units at eye level with under lighting; fitted larder cupboard with tiled cold shelf; additional shelving over; integrated electric double oven and four ring gas hob with extractor hood over; plumbing for washing machine and dishwasher; radiator; ceiling spot lights; dual aspect double glazed windows; attractive part tiled walls and contemporary splash back.

GROUND FLOOR BEDROOM ONE: 11'5" (3.48m) Increasing to 13' 1" x 9' (3.99m x 2.74m) to the wardrobe front. A lovely sized double room with double glazed window to front aspect again enjoying a lovely outlook over the garden towards the countryside beyond; range of fitted wardrobes and overhead cupboard and recessed dressing table with mirror and drawer; radiator; picture rails.

GROUND FLOOR BATHROOM/WC: 8' 3" x 6' 4" (2.51m x 1.93m) Having been modernised with a contemporary white suite comprising pedestal wash hand basin; panelled bath with twin hand grips and wall mounted shower units with glazed screen; low level WC; fully tiled walls; ceiling spot lights; central heating radiator.

GROUND FLOOR WC: Further ground floor WC comprising vanity wash hand basin with cupboards under; additional shelved linen cupboard; part tiled walls; low level WC; radiator; obscured double glazed window.

FIRST FLOOR LANDING: Large walk in loft storage area with insulation, boarded flooring and electric light; from the landing doors open to:

BEDROOM TWO: 16' x 10' 10" (4.88m x 3.3m) Maximum. A spacious double room with double glazed window to side aspect; radiator; part sloping ceilings.

BEDROOM THREE: 11' 5" x 8' 3" (3.48m x 2.51m) Maximum. Double glazed Velux window to the side; access to eaves storage space; radiator.

OUTSIDE: The property is approached via a gate and path to the entrance door. The front garden is lawned with attractive flower and shrub beds; hedged boundaries and feature pond; a path provides access to the side of the property and opens to the rear garden which is a lovely feature being of a good size and well-tended, laid predominantly to lawn with mature well planted boundaries; a feature sun patio; timber garden storage shed; bench with pergola; a rear gate opens to the driveway which provides off road parking for approximately three cars.

GARAGE: 16' 8" x 11' (5.08m x 3.35m) With up and over door; further side courtesy door into the rear garden; window to side; power and light connected.

