



10, Woolbrook Mead



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, Sidmouth, Devon EX10 9XF

Sidmouth Beach: 2 miles Exeter City Centre: 14 miles Honiton: 9.5 miles

High specification modern family home in Sidmouth, with beautiful gardens, and driveway parking.

- Large Garden
- Detached
- Driveway Parking
- Hot Tub Area
- EPC Band D
- Freehold
- Council Tax Band F

Guide Price £850,000

SITUATION

The stunning Regency town of Sidmouth is positioned part way along the rolling coastline of East Devon, noted for its long esplanade, beaches and beautiful public gardens. The town has a range of independent shops and amenities, including a cinema and a theatre. Its recreational facilities include a swimming pool, sailing, cricket, rugby, tennis, bowls and croquet clubs, and a popular golf course. Sidmouth is within the East Devon Area of Outstanding Natural Beauty and is on the spectacular Jurassic Coast, a designated World Heritage Site.

The cathedral city of Exeter is an easy commute to the west and offers a wide range of facilities, as well as rail links due to its positioning on the Paddington and Waterloo lines. The city also has easy access to the M5 at Junction 30 and Exeter International Airport.



DESCRIPTION

This beautifully presented family home is situated in a popular residential location close to a school, GP Surgery and local amenities. The property has been extensively extended, improved and renovated by the current owners, and boasts tasteful light and spacious accommodation throughout. On the ground floor is the high specification open planned kitchen living space with a range of high quality appliances, and doors leading to the charming outside dining area. There is a large living room with log burner and further doors leading to the garden. On the ground floor you will also find a utility room, further reception room which could be used as a study or downstairs bedroom as well as a WC.

On the first floor are three excellent sized bedrooms and the family bathroom. The master bedroom benefits from an excellent dressing room and high quality ensuite.

OUTSIDE

The landscaped garden is a real feature of this property with a variety of shrubs and bordered. Most of the garden is laid to lawn with attractive patio areas for seating. To the side of the house is a further charming garden area which offers total privacy and is perfect for BBQs and enjoying outdoor dining with outside cooking appliances.

SERVICES

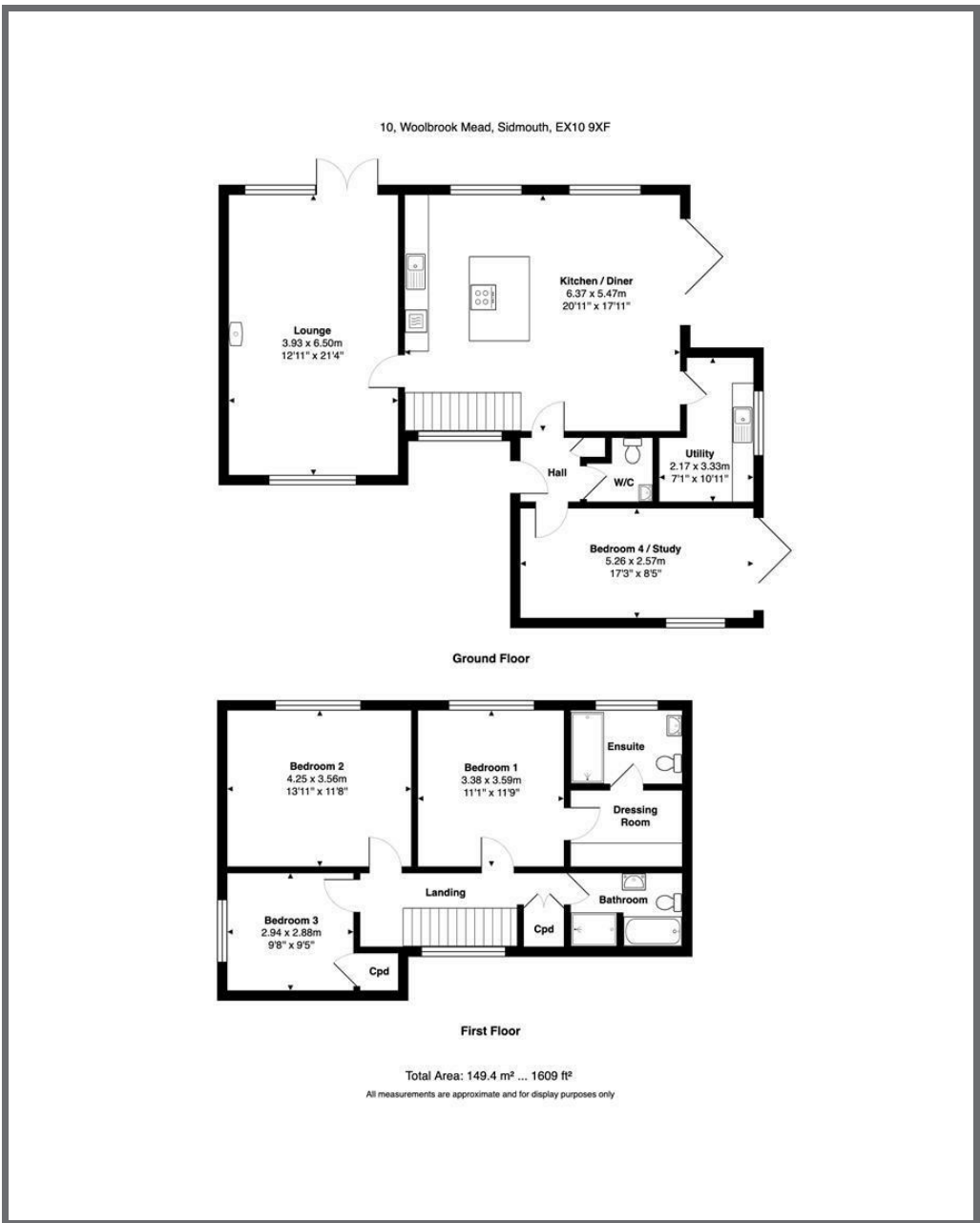
All mains services connected.

There is underfloor heating throughout the ground floor of the property.

Standard and Superfast broadband available, mobile signal likely with EE and Vodafone (Ofcom)



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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