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01395 516433  
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FOR SALE



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## 2 Woolbrook Park Sidmouth EX10 9DU

£525,000 FREEHOLD

**A spacious detached bungalow, having three double bedrooms and situated in a desirable location, with a plot approaching a quarter of an acre.**

Well presented throughout with gas central heating and double glazing, the property would now benefit from modernisation but offers tremendous potential for new owners to create their perfect home. A central entrance hallway leads to a double aspect sitting room with period tiled fireplace and sliding door into the rear garden with a fabulous far reaching view of Core Hill. A spacious kitchen/breakfast room retains the original handmade kitchen, a rare survivor in these modern times. A floor standing gas boiler serves hot water and central heating and there is a larder and connecting door to the side lobby.

An inner hallway leads to all bedrooms and the bathroom, the main bedroom having a rear facing window enjoying the views to Core Hill. There is also a built in wardrobe and a sink. The second bedroom looks into the rear garden and the third double bedroom, which could be a separate dining room has built in wardrobes and hill views. The bathroom has a period suite with a shower cubicle and a separate WC.





To the front are lawn gardens with beds and borders and a driveway leading to a single garage. To the rear a large garden comprises patios adjoining the rear of the bungalow, one having a superb view over Higher Woolbrook to Core Hill, gravel beds, lawn and mature flower beds.

Woolbrook Park is in a sought after location, around a mile and a half from the seafront. A good range of day to day amenities can be found close by on Woolbrook Road to include regular bus services to the surrounding area. Waitrose and a modern health centre are a short drive away.

**OUTGOINGS** We are advised by East Devon District Council that the council tax band is **F**.

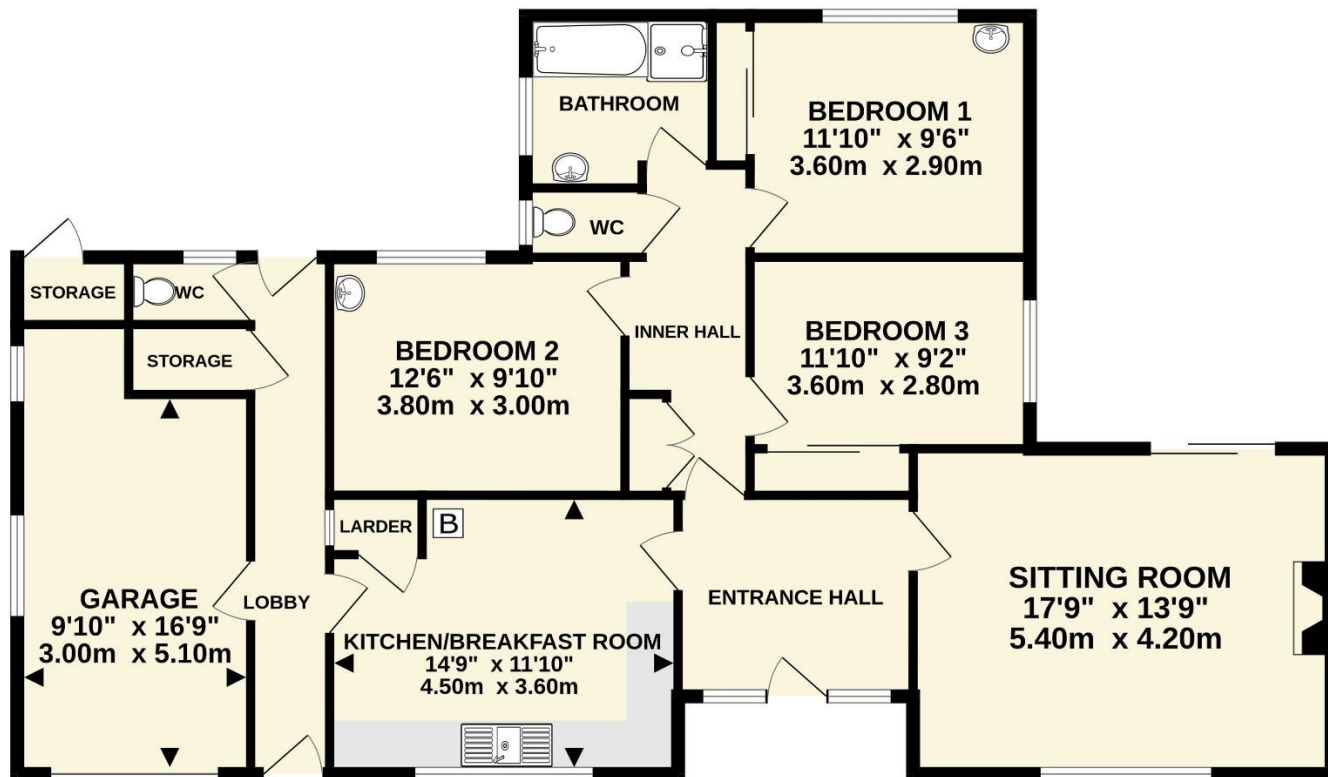
**EPC: E**

**POSSESSION** Vacant possession on completion.

**REF: DHS02142**



GROUND FLOOR  
1296 sq.ft. (120.4 sq.m.) approx.



TOTAL FLOOR AREA: 1296 sq.ft. (120.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**DIRECTIONS** From the Exeter Cross junction of Arcot Road and Sidford Road, take Arcot Road away from the town centre. Pass through the next two mini roundabouts and take the next left into Balfours. Follow the road up and around to the right and at the end of the road turn left. Take the next right into Woolbrook Park and then taking the second left into the cul de sac. The property will be found on the right.

**VIEWING** Strictly by appointment with the agents.

**IMPORTANT NOTICE** If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third parties without your consent. The Agent has not tested any apparatus, equipment, appliance, fixtures, fittings or services and so cannot verify that they are in working order, or fit for the purpose. A Buyer is advised to obtain verification from their solicitor and/or surveyor. References to the tenure/outgoings/charges of a property are based on information supplied by the seller - the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in photographs/floor plans are not included unless specifically mentioned within the sale particulars. They may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on a journey to view a property.



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