



HARRISON  
LAVERS &  
POTBURY'S

# 47 Woolbrook Park Sidmouth EX10 9DX

## £695,000 FREEHOLD

**A modernised and refurbished detached chalet bungalow, now with four double bedrooms and two bathrooms, situated in a popular location, only one and a half miles from the seafront.**

Presented in good contemporary order throughout, the property has modern gas central heating and double glazing. Refurbished within the last four years, fixture, fittings and décor are to a modern taste and help to create a light and bright home.

On entering the property, the entrance hallway has good storage and a staircase rising to the first floor. An open plan kitchen/dining room has an excellent range of fitted units with a built-in oven, grill, gas hob and with space for a dishwasher and American style fridge/freezer. There is a preparation island and breakfast bar and a connecting door to the rear lobby with utility room and WC. A large sitting room has triple aspect windows and enjoys a very pleasant outlook over the surrounding neighbourhood.

An inner hallway leads to the main bedroom and guest bedroom which both have built in wardrobes and there is a well-appointed bathroom with twin sinks and a separate WC. On the first floor, bedroom three and four both have double aspect Velux windows with good views and there is a modern shower room.





To the front of the property, a driveway provides off road parking for three vehicles and leads to a double garage. Modern steps rise to a sun terrace that enjoys late afternoon and evening sun, with the remainder of the front laid to lawn garden with mature beds and borders. To the rear, a patio with artificial turf runs across the back of the property with steps rising to a good size lawn garden featuring a large patio, ideal for entertaining and with an oak pergola and barbeque area. A further area of garden lies beyond with a number of fruit trees and offering a very good degree of privacy.

Woolbrook Park is in a sought after location in the Woolbrook area of Sidmouth, around a mile and a half from the seafront. A good range of amenities can be found close by on Woolbrook Road and Waitrose and a modern health centre are just a short drive away. Sidmouth itself offers numerous independent shops and High Street chains, popular schools, a cinema, theatre, indoor swimming pool, a modern health centre and sports clubs that include an eighteen-hole golf course.

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

**EPC: C**

**POSSESSION** Vacant possession on completion.

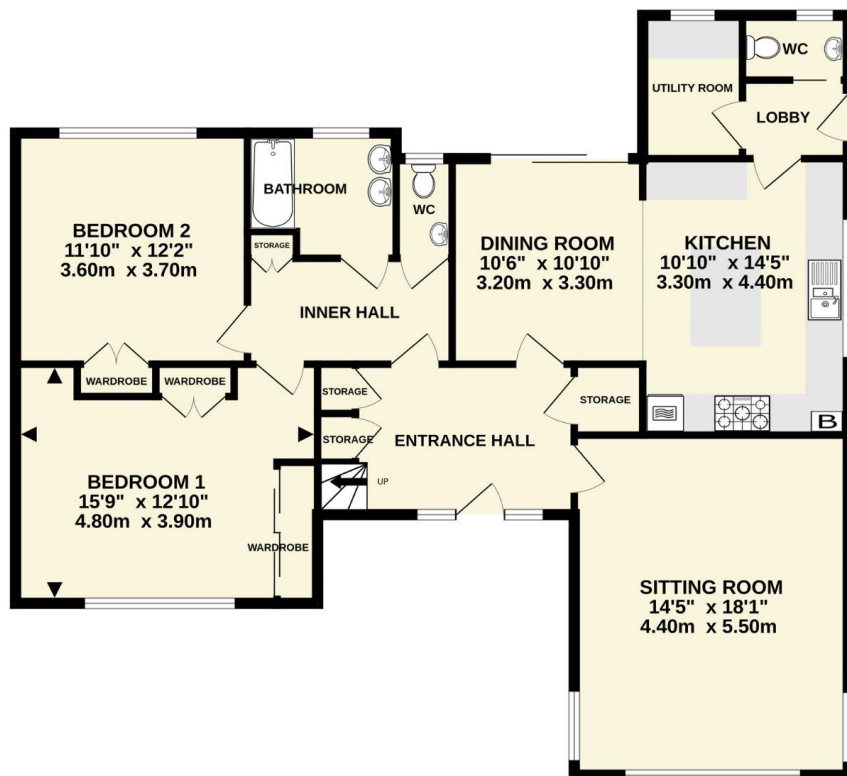
**REF: DHS02238**

**DIRECTIONS** From the Exeter Cross junction of Arcot Road and Sidford Road, take Arcot Road away from the town centre. Pass through the 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 onto Woolbrook Park. The property will be seen on the left.

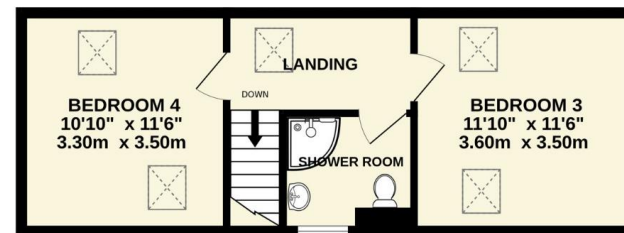
**VIEWING** Strictly by appointment with the agents.



GROUND FLOOR  
1204 sq.ft. (111.8 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 1574 sq.ft. (146.3 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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**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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