



HARRISON
LAVERS &
POTBURY'S

2 Woolbrook Rise
Sidmouth
EX10 9UB

£750,000 FREEHOLD

Enjoying a south facing garden and lovely views to the surrounding hills, a spacious and recently extended and refurbished three bedroom detached bungalow.

Conveniently situated in a slightly elevated position, this property takes full advantage of some lovely views in a south and westerly direction. Within walking distance is Woolbrook where there is a good range of shopping facilities and regular bus services to the surrounding area. Sidmouth's town centre and seafront which offers an excellent range of facilities is a little over a mile and a quarter away.

The property is beautifully presented throughout and in recent years has been the subject of considerable improvement and expenditure which includes a large extension, all of which has created what is now a stunning home. A new gas fired central heating system is installed along re wiring, re plumbing and uPVC double glazing, the majority of the windows having fitted shutters.

The living accommodation is to the rear of the property therefore taking full advantage of the views, with the dining room having Bi-Fold doors leading onto a large south facing sun terrace. The sitting room & dining room are divided by a feature double sided fireplace which has a remote-controlled electric flame effect fire and space for a television over.

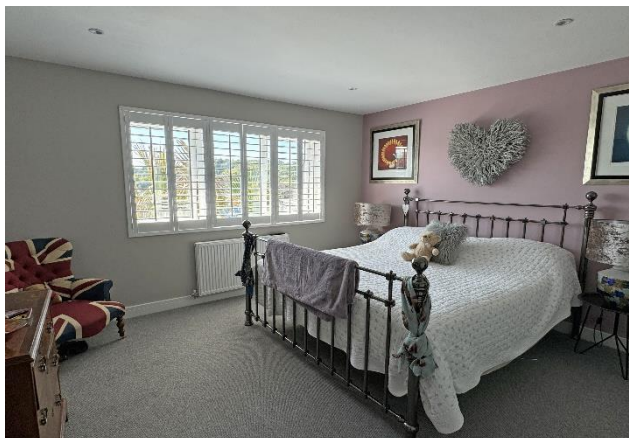




The kitchen/breakfast room is fitted with a range of storage units along with solid wood worksurfaces which includes a breakfast bar. Integrated appliances comprise two split level electric ovens, six burner gas hob, cooker hood, wine cooler, dishwasher, fridge and freezer. There is also a large walk-in pantry with extensive shelving and there is a separate utility room offering further storage along with space and plumbing for a washing machine and tumble dryer.

The master bedroom enjoys a southerly aspect and has a dressing area with fitted wardrobes along with an en suite shower room, having attractive tiling and comprising a large shower cubicle, WC and wash basin with vanity cupboards. The two further double bedrooms both have fitted wardrobes and there is a separate family bathroom again fitted with a modern white suite comprising a bath, separate shower cubicle, WC and wash basin.

The property occupies a lovely corner site, with areas of lawn to three sides, the rear garden being south facing. The raised sun terrace provides the perfect vantage point to sit and enjoy the views towards Salcombe Hill and Muttersmoor. Adjoining the front of the property is a brick paved driveway which provides ample parking and this give access to the garage.



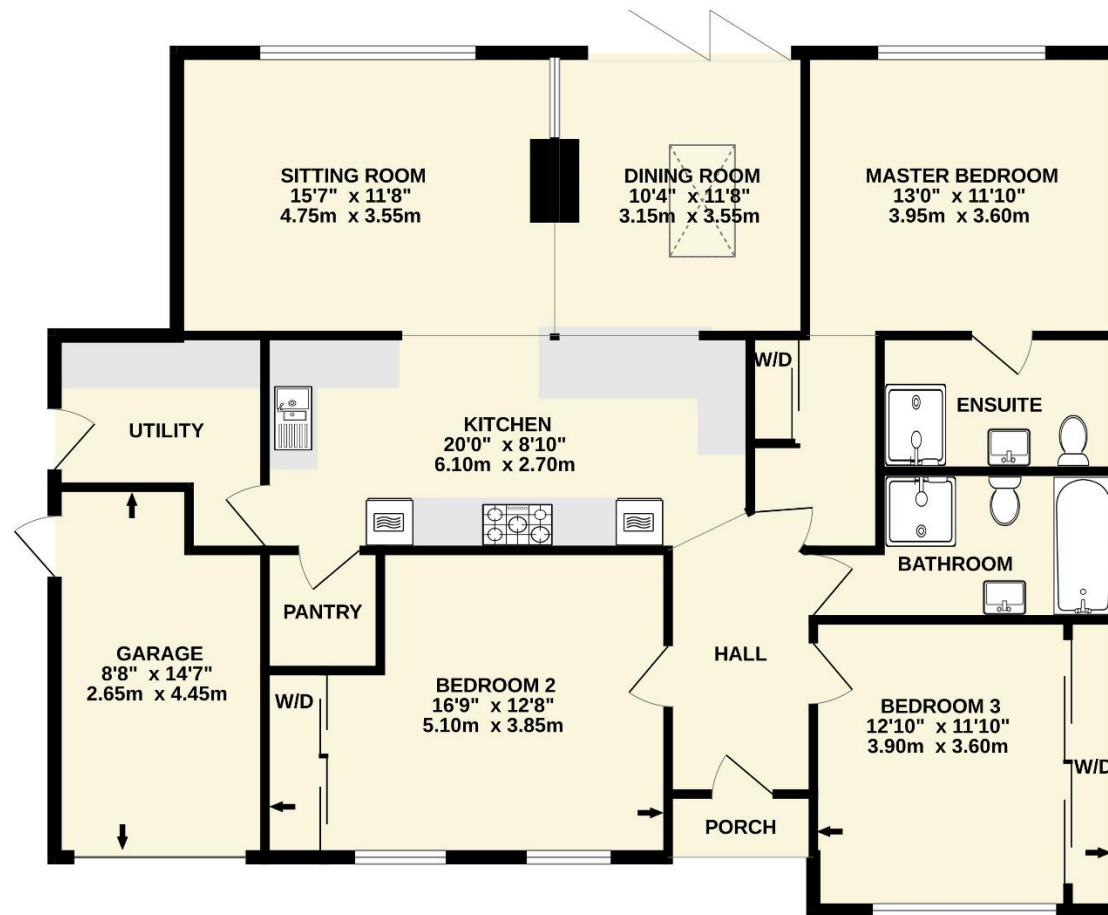
OUTGOINGS We are advised by East Devon District Council that the council tax band is E.

EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02406

GROUND FLOOR
1416 sq.ft. (131.6 sq.m.) approx.



TOTAL FLOOR AREA : 1416 sq.ft. (131.6 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.
Made with Metropix 6/2024

DIRECTIONS Leave the town centre passing the Radway Cinema on the left. Continue for approximately half a mile and at Exeter Cross turn left signposted Exeter. Proceed over the next two mini-roundabouts and pass St Francis Church on the left. Take the next right into Woolbrook Meadows and follow the road around to the left and up the hill. The road then becomes Woolbrook Rise and the bungalow will be seen immediately 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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