



7 Woolbrook Rise Sidmouth EX10 9UB

£525,000 FREEHOLD

A beautifully presented, detached bungalow situated in a popular location in the Woolbrook area of Sidmouth and with a fine view over the Sid Valley and along Salcombe Hill.

Offered for sale in superb decorative order, this spacious, detached bungalow has gas central heating and uPVC double glazing. On entering the property, a good size hallway has access to the loft space via a pull down ladder. The sitting room is dual aspect with a large picture window looking south and taking in a far reaching view across the Sid Valley, along Salcombe Hill and with a glimpse of the sea. A separate kitchen is fitted with a good range of units to include a built-in electric hob, oven, grill, microwave, fridge, washing machine and dishwasher. This room again looks south, has an airing cupboard and back door opening into the garden. The separate dining room is dual aspect, again with a front facing window and patio doors opening to the rear garden. The room brings versatility to the accommodation, as could easily be used as an additional bedroom/study.

The property has two good size double bedrooms, both looking into the attractive rear garden. The bathroom is immaculately presented, with a white suite to include a separate shower cubicle.

The bungalow stands on a well tended corner plot, with lawn garden to the front, having a southerly aspect and a driveway leading to a single garage with power, light and an annually serviced boiler.





A pathway to the side leads to a gate into the rear garden. The garden to the rear is most attractive with well stocked and colourful beds and borders, a secluded patio with westerly aspect, a shed, greenhouse and walled garden, formerly used for vegetable plots.

Woolbrook Rise is a popular address in the heart of Woolbrook, only a quarter of a mile from regular bus services, less than half a mile from Waitrose and Lidl and around one and a half miles from the town centre and seafront. Sidmouth is an unspoilt coastal town offering a diverse range of independent shops and High Street chains and with amenities to include a cinema, theatre, modern doctors surgery, cottage hospital, indoor swimming pool and with beautiful public gardens, The Byes and River Sid and the Regency Esplanade.

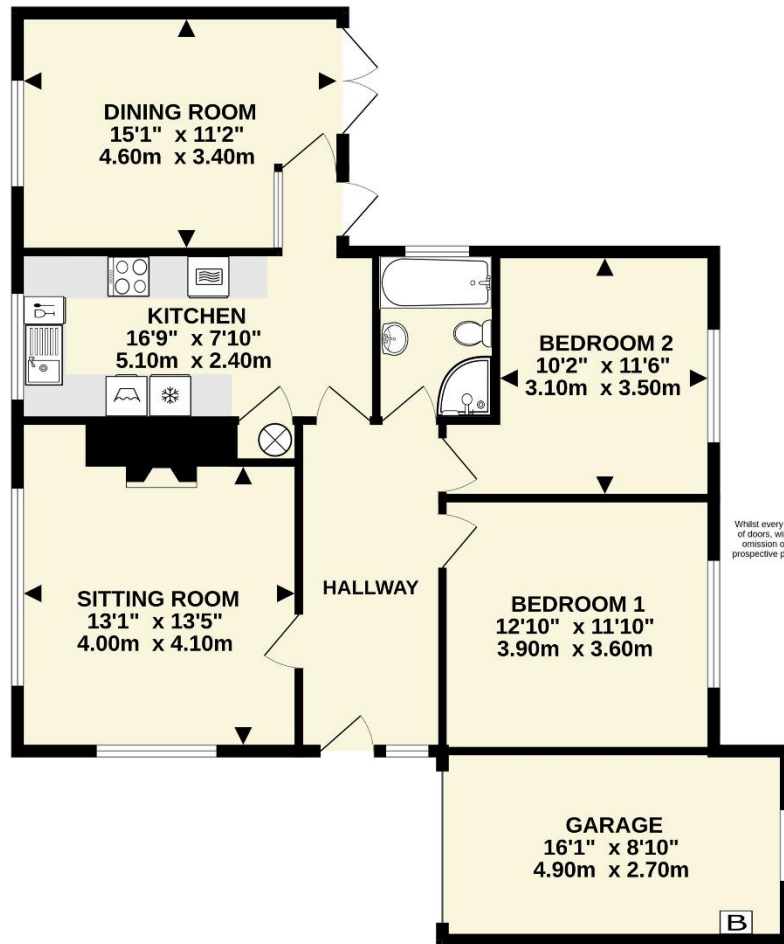
OUTGOINGS We are advised by East Devon District Council that the council tax band is E.

EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02415





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 On entering Sidmouth via the A3052 from Exeter, pass the Bowd Inn on the left and follow the road to the next turning right, being Woolbrook Road. Follow Woolbrook Road for just over half a mile, turning left into Woolbrook Meadows. Follow the road around to the left, up and then around to the right to join Woolbrook Rise. The property will then be found a short way along on the left.

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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