



HARRISON
LAVERS &
POTBURY'S

'Upover'
Ice House Lane
Sidmouth
EX10 9DS

£475,000 FREEHOLD

A spacious two bedroom detached bungalow, occupying a convenient location within Woolbrook.

The property is situated towards the bottom of Ice House Lane and is therefore within a short walk of local amenities and bus services along Woolbrook Road. Within a short drive is the popular Waitrose supermarket along with the Beacon Medical Health Centre and the town centre and seafront are approximately a mile and a half away.

Set in a mature well maintained garden, the bungalow enjoys a southerly aspect and has an integral single garage along with an adjoining driveway providing ample parking.

On entering the bungalow, a spacious reception hall has a coat cupboard and an airing cupboard off and there is access to the roof space via a sliding ladder (loft space is large and therefore has potential to be converted subject to the usual consents and planning permissions).

The sitting room enjoys a lovely south and west aspect with fireplace and electric fire and overlooking the rear garden is the kitchen and adjoining dining area which in turn has double doors leading into a conservatory. The kitchen is well fitted with a range of storage units along with integrated appliances comprising split level oven,





gas hob, cooker hood, dishwasher and fridge. An adjoining rear lobby has the back door along with a utility cupboard and direct access into the integral garage.

The conservatory is uPVC double glazed with a vaulted ceiling and enjoys a lovely open outlook along with access to the garden

There are two double bedrooms, the main bedroom having a Jack and Jill arrangement with the shower room which also can be accessed via the hall. This comprises a large walk-in shower, WC and vanity wash basin with cupboards above and below. A further separate WC has a wash basin and offers flexibility for visiting guests.

Gas fired central heating is installed, the boiler having been replaced in 2025. The windows have also been replaced with uPVC double glazed units.

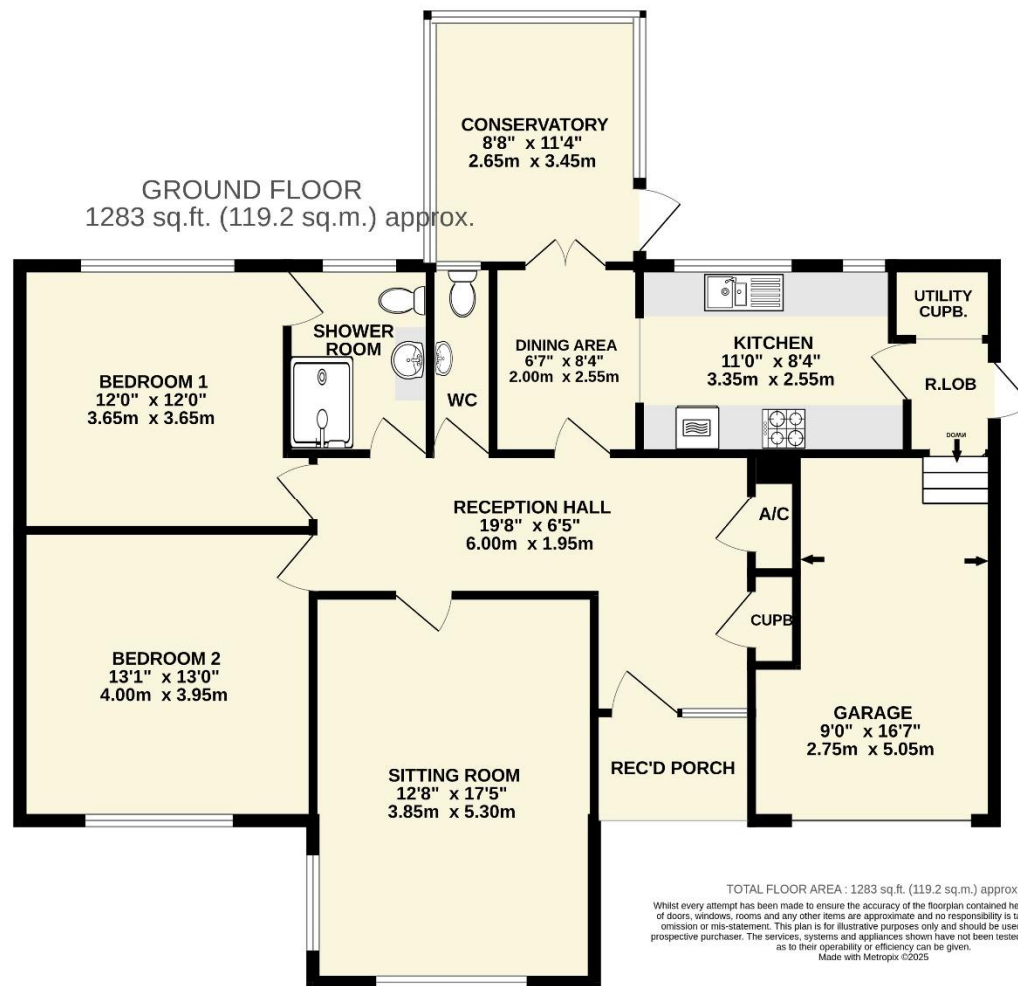
The front garden has an area of lawn with adjoining shrub borders and patio area and a driveway provides ample parking and gives access to an integral garage which has an electric roller door and houses the gas fired boiler.



The rear garden comprises an area of lawn along with extensive patio areas and adjoining shrub borders, the patio areas being ideal for seating and entertaining.

SERVICES Mains gas, electricity, water and drainage are connected.

BROADBAND AND MOBILE Standard and Superfast broadband are available with predicted download speeds of 80 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom.



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

EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02567

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.



Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com

