



HARRISON
LAVERS &
POTBURY'S

Kingfisher Cottage, 76 Woolbrook Road Sidmouth, EX10 9XB

£475,000 FREEHOLD

A superbly presented and well appointed 'Chocolate Box' thatched cottage with a beautiful landscaped garden, along with lots of parking.

Kingfisher Cottage is a beautifully presented semi detached thatched cottage, which is conveniently situated along Woolbrook Road and within a short stroll of local shopping facilities and bus services.

In recent years the cottage has been the subject of considerable improvement and expenditure and has been extended to the rear elevation. This has created a lovely living space comprising a sitting room with vaulted ceiling and an adjoining dining room with French doors accessing the garden. The kitchen is beautifully fitted with a good range of base and wall units along with quartz worksurfaces and upstands and integrated appliances comprising fridge/freezer, washing machine, slimline dishwasher, along with a freestanding SMEG Portofino range style cooker which has a large oven and induction hob. Above this is a matching SMEG canopy cooker hood. There is also a filtered cold and boiling water tap.

The ground floor also offers two bedrooms, one having fitted wardrobes, the other currently being used as a study. There is also a spacious bathroom which is also beautifully fitted with underfloor heating and has a large walk in shower along with a separate bath, vanity basin and WC.





An attractive thatched entrance porch opens into a reception hall with stairs rising to the upper floor where there is a good size landing with Velux window and a main bedroom which has a lovely Eyebrow window, along with an adjoining cloakroom.

Other features include gas fired central heating and uPVC double glazed windows.

To the outside is lots of space via a brick paviour driveway which provides parking for several vehicles and there is a timber car port. The rear garden has been beautifully landscaped with an area of lawn adjoining shrub borders along with gravelled and patio areas ideal for seating. Adjoining the rear boundary gentle steps lead down to a timber decked seating area which adjoins the Wool Brook.

The property also benefits from having a **large timber garden shed**, along a lean-to greenhouse, vegetable garden and there is a **large studio/workroom/home office measuring 4.7m x 2.9m**. Both the garden shed and Studio/workroom have light and power and are insulated.

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

EPC: F

POSSESSION Vacant possession on completion.

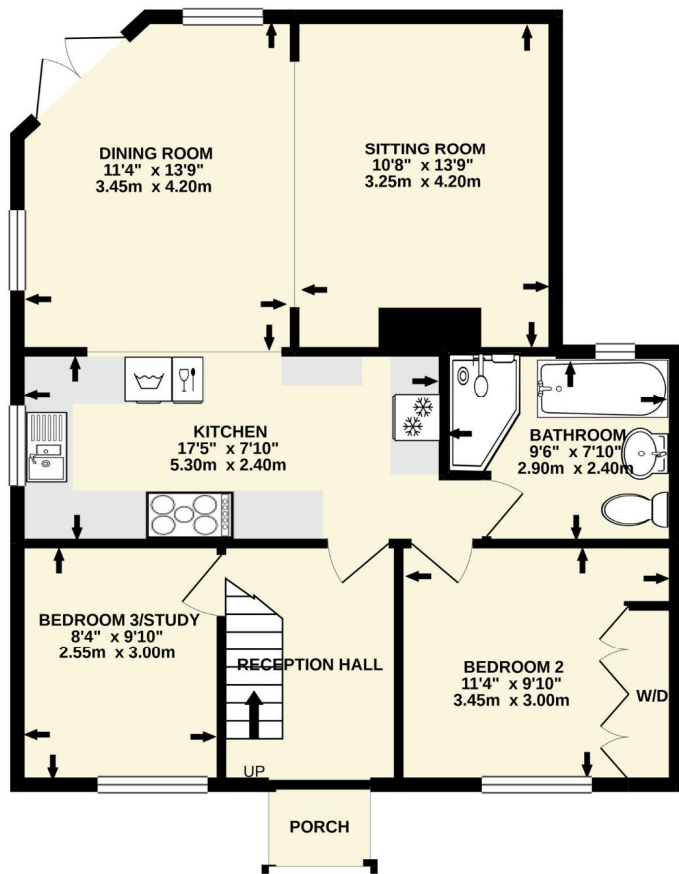
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DIRECTIONS Travelling away from the town continue along Woolbrook Road and over the two mini roundabouts passing Balfours on the left. The cottage will then be seen a little way along on the right.

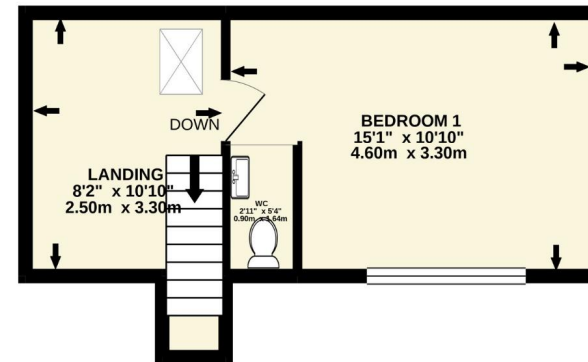
VIEWING Strictly by appointment with the agents.



GROUND FLOOR



1ST FLOOR



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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Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com

