



35 Ladymead, Woolbrook, Sidmouth, EX10 9XN

Guide Price £170,000

2 1 1



This two bedroom house forms part of a popular residential cul de sac and is offered for sale with no onward chain. The property is now ready for modernisation and refurbishment throughout.

The accommodation briefly comprises of a uPVC front door which opens into an entrance porch. An inner door then opens into the living room with a window that overlooks the front and stairs that rise to the first floor. A door to the rear of the living room connects to the adjoining kitchen where there is a window a partly glazed uPVC door that connects to the rear gardens.

There are two bedrooms on the first floor. Bedroom 1 is a comfortable double bedroom that overlooks the front gardens. Bedroom 2 overlooks the rear gardens and has the benefit of an en suite shower room. The access to the shower room originally came via the landing but the layout was altered by the previous owner.

The driveway, which will accommodate off road parking for 2/3 vehicles lies to the left hand side of the property. The rear gardens, which are presently overgrown will offer a pleasant sitting space that enjoys a south-westerly aspect and views towards Bulverton Hill on the western side of the Sid Valley.

Early inspection recommended.

VIEWINGS By prior appointment with Redfern's 01395 512544

SERVICES We understand all mains services are connected.

MOBILE & BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use checker.ofcom.org.uk

OUTGOINGS Council Tax Band B

TENURE Freehold

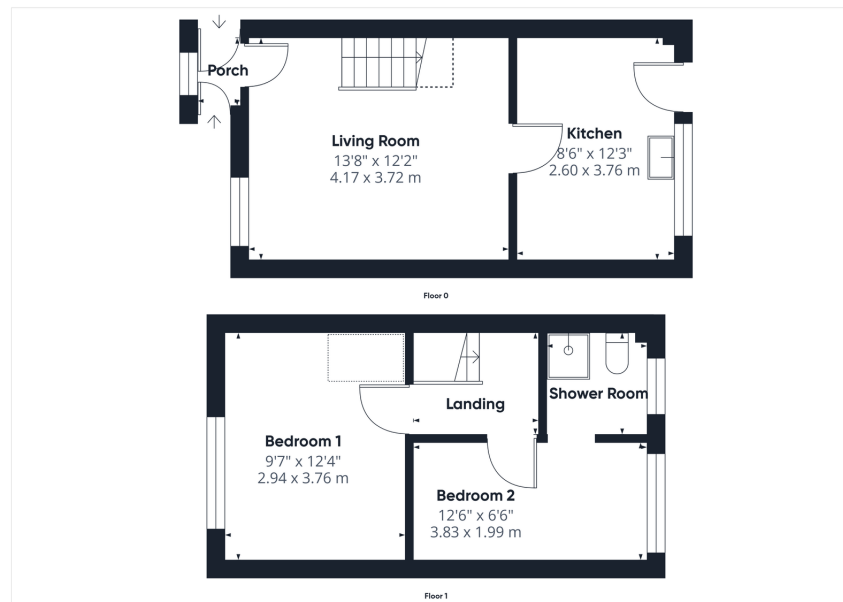
AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence..





- Entrance Porch
- Kitchen
- Shower Room
- Driveway Parking
- Energy Rating - E
- Living Room
- Two Bedrooms
- South-Westerly Facing Rear Gardens
- No Onward Chain

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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