

Woolbrook Meadows



HARRISON
LAVERS &
POTBURY'S



£1,895.00 Per Calendar Month

A well presented and modernised three bedroom, detached bungalow.
To let furnished.



Tel: (01395) 516633
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3 Woolbrook Meadows

Sidmouth

EX10 9UH

This detached property provides well proportioned accommodation and is located in Woolbrook close to local shopping facilities. There are bus services to Sidmouth, which is approximately a mile and a half a way and Exeter.

The property has been modernised and extended in recent years and now features a dressing room and en-suite bathroom to the main bedroom. A spacious sitting room adjoins the dining room which has access to the rear patio and garden. A modern kitchen provides integrated appliances.

There are two double bedrooms and a third bedroom with bunkbeds, the master bedroom features a dressing room and en-suite bathroom, there is a further shower room and cloakroom/utility.

At the front of the property is a low maintenance garden with mature shrubs, a driveway providing off-road parking for two vehicles, a former garage/store and pedestrian access both sides to an enclosed rear garden featuring an elevated patio which is also accessed from the dining room and kitchen. There are lawns arranged over two levels with mature shrubs and trees. The rear garden enjoys a westerly aspect.

The property has uPVC double glazed windows throughout, gas fired central heating. Previously used as an Airbnb the property is let fully furnished.

The accommodation with approximate dimensions comprises:

FRONT DOOR uPVC double glazed.

ENTRANCE HALL Tiled entrance. Wood floor. Radiator. Telephone point. Airing cupboard containing Vailant combi-boiler with slatted shelving. Loft hatch.

WC/UTILITY 2.33m x 1.23m (7'7 x 4'). Double glazed window. WC. Pedestal wash basin. Part tiled walls tiled flooring. Free standing washing machine.

SITTING ROOM 4.86m x 3.95m (15'11 x 12'11) uPVC bay window. Two further uPVC bay windows to side aspect. Fire surround with stone hearth and freestanding electric fire(Decorative only)

Two radiators. Stripped wood flooring. Curtains and blinds. Archway to:

DINING ROOM 3.65m x 2.87m (11'11 x 9'05) uPVC double glazed French doors to rear. Radiator. Stripped wood flooring. Door to kitchen and further door to hall.

KITCHEN 3.64m x 3.24m (11'11 x 10'07) uPVC double glazed window to rear aspect and uPVC door to rear garden. Modern fitted kitchen comprising wall and base units. Cream Shaker style with co-ordinating work surfaces. Stainless steel sink and drainer. Electric hob. Cooker hood. Single electric oven. Freestanding fridge/freezer. Freestanding dishwasher. Radiator. Wood effect floor.

BEDROOM ONE 4.01m x 3.32m (13'01 x 10'10) uPVC double glazed window overlooking the rear garden. Stripped wood flooring. Built-in wardrobe. Radiator. Door to:

DRESSING ROOM 2.54m x 2.54m (8'04 X 8'04) Carpet Flooring. Radiator. Door to:

EN-SUITE BATHROOM Obscure uPVC double glazed window. Modern white suite comprising WC, Washbowl with granite top, drawer unit beneath. Mirror over. Panel bath with shower and screen. Tiled floor covering. Heated towel rail. Extractor fan.

BEDROOM TWO 3.95m x 3.05m (12'11 x 10') uPVC double glazed window to the front aspect. Radiator. Built-in wardrobe. Curtains and blinds. Carpet.

BEDROOM THREE 3.64m x 2.15m (11'11 x 7') uPVC double glazed window to the rear aspect. Roller blind. Stripped wood flooring. Radiator.

SHOWER ROOM Obscure uPVC double glazed window. White suite comprising WC, Wash basin and vanity cupboard. Large shower with glazed screens. Radiator. Heated towel rail.

REAR GARDEN Raised patio. Lawns arranged over two levels. Mature trees and shrubs. Enclosed with two side gates. Outside tap.

GARAGE/STORE 3.58m x 2.73m (11'08 x 8'11) Canopy door. Fuse board. Electric meter. Gas meter. Obscure uPVC Double glazed window. (For Storage only as unlikely to house a vehicle).

COUNCIL TAX We are advised by East Devon District Council that the council tax band is currently assessed as business rates. (To be assessed but formerly Band F).

EPC: C

SERVICES: Gas. Electric. Mains water and drainage.

REF: DHS02728

BROADBAND AND MOBILE Standard and Superfast broadband are available in the area with estimated download speeds of up to 80 mbps. Variable outdoor mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. – September 2026

TENANCY DETAILS

Rental:
£1,895.00 per calendar month (payable monthly in advance) Plus utilities and Council Tax.

Deposit:
£2,185.00 (payable before signing the Tenancy Agreement)

Holding deposit: £437.30

Tenancy Type: Assured Periodic
Available: NOW
Restrictions: No Smokers.

We will require two forms of identification, namely a copy of your passport and/or birth certificate and/or driving licence.

Client money protection is provided through Propertymark.

VIEWING

All our existing tenants are told not to allow casual callers to enter the property on the grounds of safety and this includes people carrying our letting particulars, please therefore do not call at a property without an appointment as you will not be allowed to view it. Please contact Harrison-Lavers & Potbury's for an appointment.



In the event that you request a viewing of a property, we will require certain pieces of personal information from you in order to provide a professional service to you and our client.

We will not share this information with any third party other than our client, without your consent, unless you make an application for a tenancy.



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