



61 Woolbrook Road, Sidmouth, EX10 9XB

Guide Price £400,000

3 1 2



61 Woolbrook Road is a well-proportioned and characterful semi-detached period property, believed to date from the 1930s. Occupying a desirable elevated position on Woolbrook Road, the property is within a short walking distance of the nearest bus stop and a range of local amenities in Woolbrook. There are also lovely countryside walks nearby, while Sidmouth town centre and the seafront are within walking distance.

The generously proportioned accommodation briefly comprises an entrance hallway leading to a spacious dual-aspect living room. The room features an attractive bay window, ample space for lounge furniture and a feature fireplace.

The dining room is also an excellent size, with ample space for a large family dining table and chairs. This versatile room benefits from a useful storage cupboard, feature fireplace and patio doors leading out to the garden. A separate door leads through to the kitchen, which is well equipped with a range of base and eye-level cupboards and drawers, complemented by matching work surfaces. There is a built-in oven and electric hob, together with space for additional appliances including a washing machine, tumble dryer and dishwasher.

The conservatory is accessed from the kitchen and provides a versatile additional living space, offering a pleasant outlook over the rear garden and a door leading directly outside. Concluding the ground floor is a useful w.c.

On the first floor are three double bedrooms. The main bedroom is particularly well proportioned and features an attractive bay window, distant countryside views and a range of built-in wardrobes extending along the length of one wall. The second bedroom also benefits from built-in wardrobes, while the third bedroom is a comfortable double with a pleasant outlook over the rear garden.

To the front of the property is a single garage with light and power. Steps lead up to the front garden, which comprises of gravelled and paved areas, while a side gate provides access to the entrance.

The rear garden is an excellent size and enjoys a desirable southerly aspect, making the most of the available sunlight throughout the day. There is a paved patio area, two areas of lawn and a useful garden shed, while the garden also enjoys lovely distant countryside views.

The property is offered to the market with no onward chain, and an early inspection is highly recommended.

SERVICES All mains services are connected

OUTGOINGS Council Tax Band D

TENURE Freehold

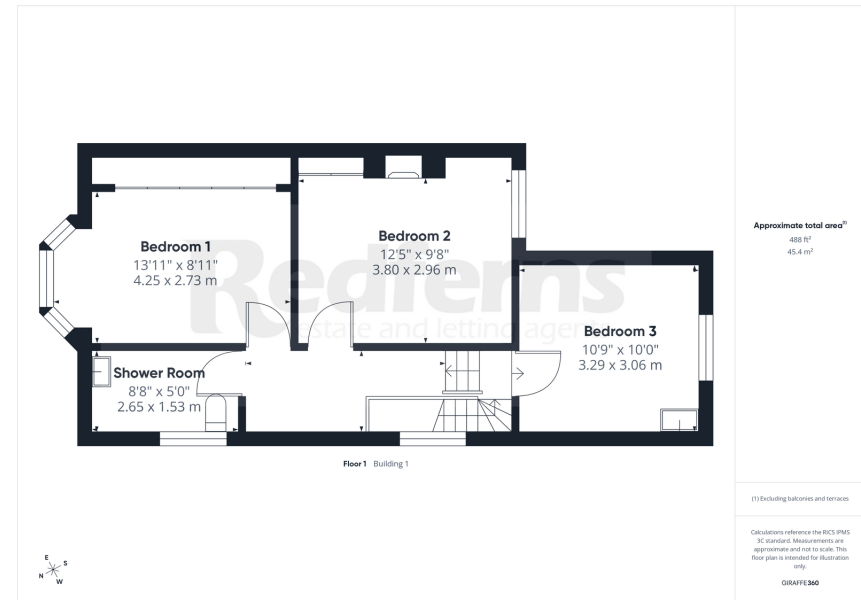
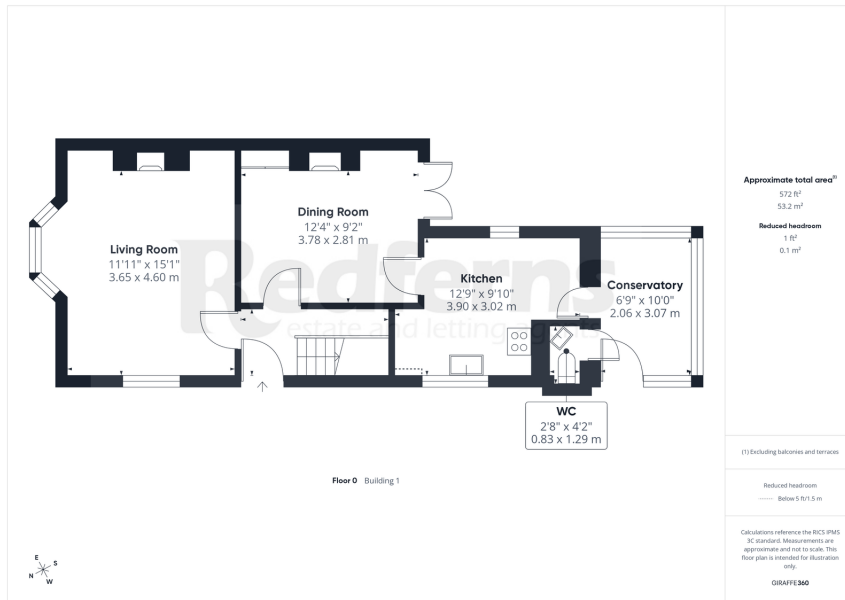
VIEWING By prior appointment with Redferns, 01395 512544

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.





- Three-bedroom semi-detached period property
- Desirable elevated position
- Large dining room with feature fireplace
- Three double bedrooms
- Single garage with light and power
- Believed to date from the 1930s
- Spacious dual-aspect living room
- Versatile conservatory
- Southerly-facing rear garden
- No onward chain



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