



44 Anstis Court, Woolbrook Road, Sidmouth, EX10 9XL

Guide Price £190,000

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Presenting an inviting single-storey home offering 592 square feet of thoughtfully designed living space, perfectly balancing comfort and functionality.

This charming property features two deceptively spacious bedrooms, carefully arranged to create a relaxing and refined living environment. The home also includes two well-appointed bathrooms, equipped with a bath and a shower, providing convenience and flexibility for everyday living.

At the heart of the home is a bright open-plan kitchen and living area, designed to bring cooking, dining, and relaxation together in one welcoming space. The kitchen comes complete with a stove and ample preparation space, making it ideal for both everyday meals and entertaining.

All living areas are conveniently located on a single floor, creating an easy and accessible living environment. Combining practical design with modern style, this home is perfectly suited for those who value comfort, efficiency, and contemporary living.

VIEWINGS By prior appointment with Redferns on 01395 512 544

SERVICES We understand all mains services are connected

OUTGOINGS Council Tax Band C

TENURE Leasehold

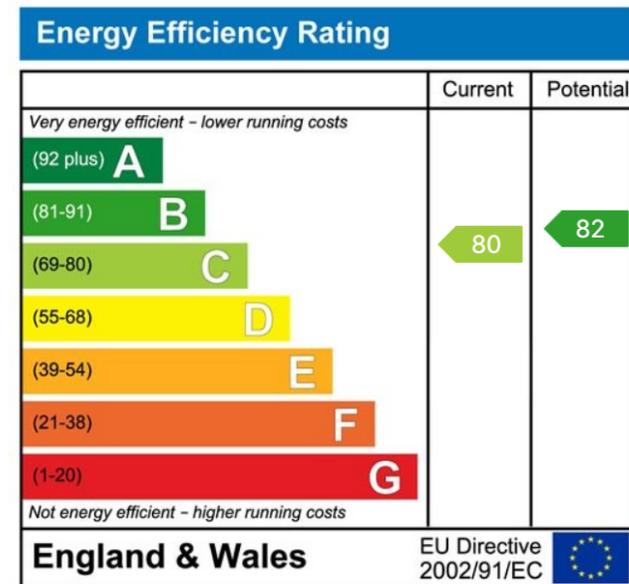
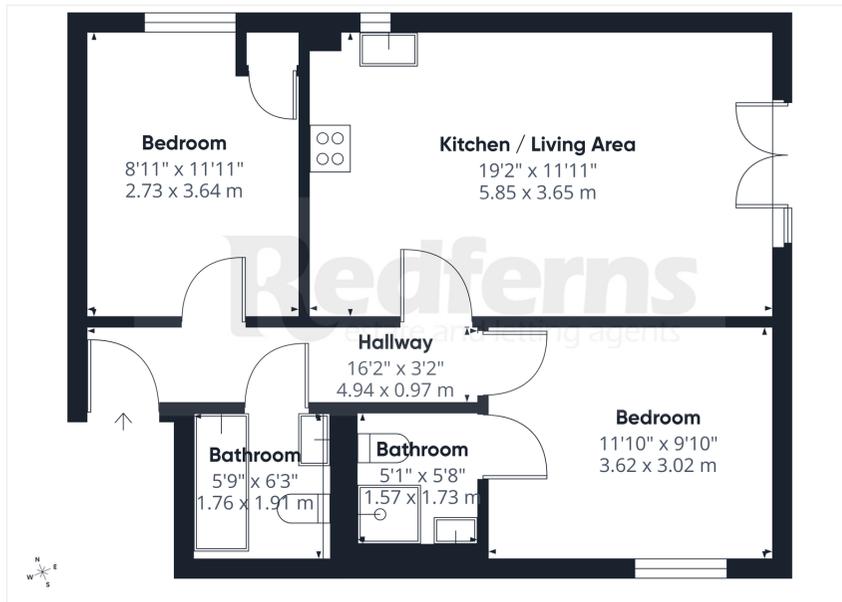
AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue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

IMPORTANT NOTICE 1. Every care is taken in preparing these particulars, but they do not constitute nor constitute any part of an offer or a contract. They are prepared in good faith, but they are for guidance only and intended to give a fair description of the property. 2. Statements contained in these particulars are not to be relied on as statements or representations of fact and are made without responsibility on the part of the agents or vendor. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each statement. The vendor does not make or give and neither the agents or their employees have authority to make or give any representation or warranty in relation to the property or its use. 3. Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These must be verified by any intending purchaser. 4. All properties are offered subject to contract and being unsold. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting any property which has been sold, let or withdrawn. 5. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 6. Descriptions of a property are inevitably subjective, but we endeavour to make our particulars accurate. If there are any points of particular importance please contact us before viewing and we will be pleased to check or clarify information. Redferns is a trading name of Redferns Ottery St Mary Limited Registered in England and Wales 4817078. Registered Office 8 Mill Street, Ottery St Mary, Devon EX11 1AD





- Single-storey residence
- Open-plan kitchen and living area
- Comfortable and practical layout
- 2 bathrooms
- 2 Spacious Bedrooms
- Modern, stylish interior design
- Convenient off-street parking
- Council Tax: C



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