



6 Ladymead, Woolbrook, Sidmouth, EX10 9XN

Guide Price £280,000

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A four-bedroom end-of-terrace house forming part of a residential cul-de-sac and offered for sale with no onward chain. The property enjoys a superb outlook towards Bulverton Hill and benefits from driveway and garage parking to the front.

The accommodation briefly comprises a useful entrance porch, which leads through to the living room and stairs rising to the first floor. The living room is well-proportioned and offers ample space for lounge furniture. The kitchen/breakfast room is well-equipped with a range of cupboards and drawers at both base and eye level, with complementing worksurfaces. There is a freestanding gas hob and cooker, whilst allowing space for further modern appliances and a breakfast table and chairs. A door leads out to the rear garden. Adjoining this room is a further multifunctional room, which could be used for a variety of purposes, including a dining room, fifth bedroom or study. Concluding the ground floor is an integral garage with light and power, which also houses the boiler.

On the first floor are four good-sized bedrooms and a family bathroom fitted with a white suite. The two rooms to the front of the property benefit from glorious countryside views in the distance. The property benefits from uPVC double glazing and a modern gas central heating system.

To the front of the property is a pedestrian pathway leading to the front door. There is a driveway providing off-road parking, which leads to the garage, whilst on the other side of the pathway is an expanse of lawn and shrub border. The rear garden is a good size, with steps rising to the lawn, where there is also a patio area. The garden benefits from a good degree of privacy and enjoys sunlight throughout the day.

SERVICES All mains services are connected

OUTGOINGS Council Tax Band C

TENURE Freehold

VIEWING By prior appointment with Redfern's, 01404 814306

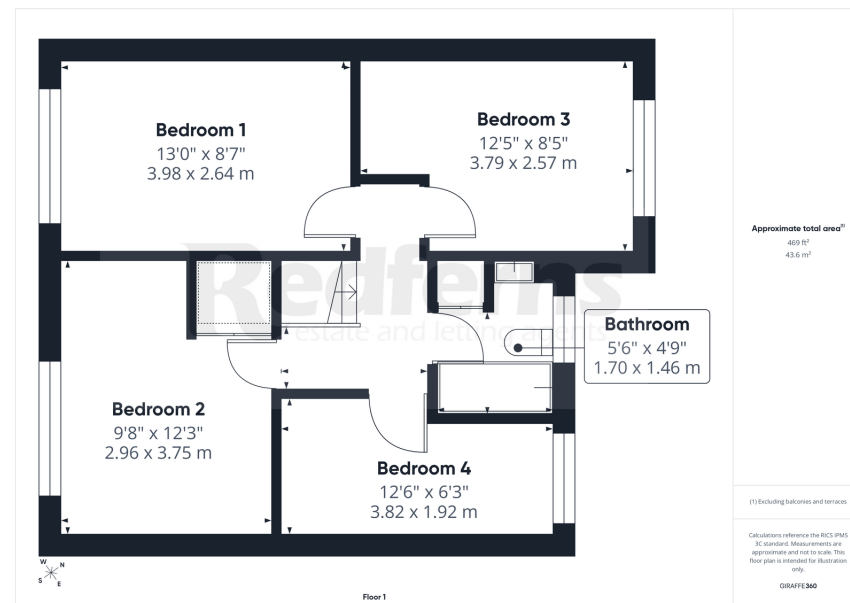
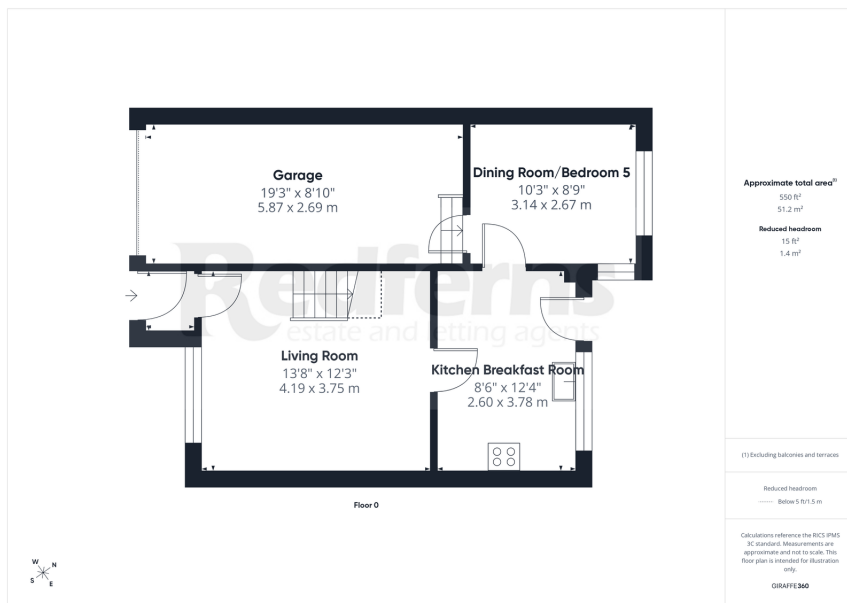
AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale.

Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.





- Four-bedroom end-of-terrace house
- Residential cul-de-sac location
- Superb countryside views
- Driveway and garage parking
- Well-proportioned living room
- Kitchen/breakfast room
- Additional versatile reception room
- Good-sized private rear garden
- uPVC double glazing & gas central heating
- No onward chain



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