HARRISON
LAVERS &
POTBURY'S

19 Woolbrook Meadows
Sidmouth
EX10 9UJ

£785,000 FREEHOLD

Enjoying stunning views, set in a large beautifully presented garden, a spacious three bedroom detached bungalow with double garage and circular driveway.

This attractive and spacious detached bungalow occupies a slightly elevated position and takes full advantage of some beautiful views to the surrounding hills. Nearby there are shopping facilities and bus services along Woolbrook Road and Sidmouth's town centre and seafront are approximately a mile and a half away.

The plot extends to a little over a third of an acre and the gardens are beautifully presented, the majority being to the rear and enjoying a south west aspect.

On entering the bungalow, an entrance porch opens into the reception hall which has a cloaks/WC off, along with a coats and linen cupboard and a walk-in storage cupboard which has a light, shelving and access to the roof space via a sliding ladder. The sitting room enjoys a south and west aspect, with views to Muttersmoor and having French doors opening into the rear garden. An attractive fireplace gives the room a focal point and is fitted with a gas fire.

A separate dining room has an outlook over the front garden and beyond to Salcombe Hill and adjoining this is a large kitchen/breakfast room. This enjoys a south aspect and comprises an extensive range of cupboards, drawers and worksurfaces, all providing good storage and incorporating a breakfast bar. Built-in appliances comprise a split-level double oven, second separate oven, five ring gas hob with cooker hood over, ceramic electric hob, dishwasher and space for a fridge and freezer.

A useful adjoining utility room is also a good size and offers further storage via cupboards, drawers and worksurfaces and there is space and plumbing for a washing machine, tumble dryer and further appliances.

Further living space can be found in a uPVC double glazed conservatory which has a vaulted ceiling, French doors and again enjoying the lovely views.

There are three double bedrooms, two enjoying the views over the rear garden and beyond towards Muttersmoor. The main bedroom has fitted wardrobes, along with an en suite shower room and study/dressing room that is currently fitted with bookcases, again overlooking the rear garden. Bedroom three enjoys an outlook to the front aspect and has fitted wardrobes. A separate shower/wet room is fully tiled with a good size shower area, WC and wash basin.

Gas fired central heating and uPVC double glazed windows and doors are installed.

The gardens are most attractive and are beautifully presented, providing colour and interest throughout the year. The front garden has an area of lawn with adjoining well stocked shrub borders and a circular driveway provides lots of parking. A large integral garage has an electric sectional door along with light, power and a good range of storage and worksurfaces. There is also access to a separate roof space.

The rear garden has the beautiful backdrop to Bulverton hill and Muttersmoor and features further areas of lawn and well stocked shrub borders along with extensive patio areas all enjoying the south and west aspect and views. Within the garden is a large greenhouse measuring approximately 6m x 3m, a timber summerhouse and there is pedestrian access to Core Hill Road.

SERVICES Mains gas, electricity, water and drainage are connected.

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available in the area with predicted speeds of up to 1800 mbps. Good outdoor and variable in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. – April 2026

OUTGOINGS We are advised by East Devon District Council that the council tax band is **F**.

EPC: TBA

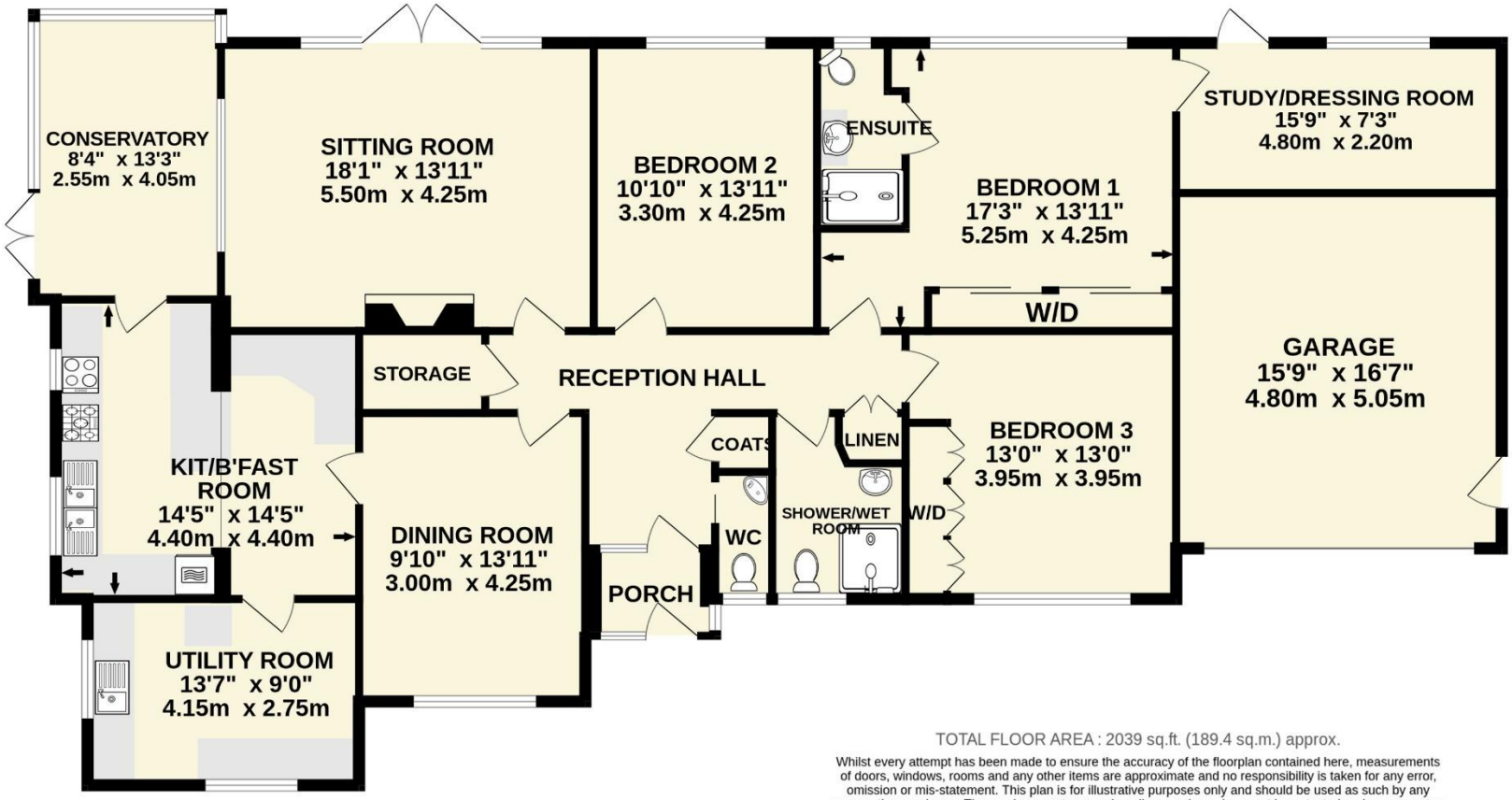
POSSESSION Vacant possession on completion.

REF: DHS02655

VIEWING Strictly by appointment with the agents.

IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third parties without your consent. The Agent has not tested any apparatus, equipment, appliance, fixtures, fittings or services and so cannot verify that they are in working order, or fit for the purpose. A Buyer is advised to obtain verification from their solicitor and/or surveyor. References to the tenure/outgoings/charges of a property are based on information supplied by the seller - the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in photographs/floor plans are not included unless specifically mentioned within the sale particulars. They may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on a journey to view a property.

GROUND FLOOR
2039 sq.ft. (189.4 sq.m.) approx.



TOTAL FLOOR AREA : 2039 sq.ft. (189.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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