



Higher Woolbrook Park, Sidmouth, EX10 9ED

Guide Price £525,000

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Higher Woolbrook Park is situated on the edge of town, away from the busy streets of this thriving coastal town, but still convenient for the local amenities, being within a short walk to the nearest bus stop and a little further to a range of amenities located at Woolbrook.

The property enjoys light, bright and well-maintained accommodation briefly comprising; reception hall with a cloaks cupboard and a spacious open plan sitting room /dining room with a feature focal fireplace and large picture window which absorbs maximum light into the room. The dining area adjoins the well-equipped kitchen which is comprehensively fitted with a range of oak-effect cupboards and drawers, whilst incorporating a range of built-in appliances including an eye-level double oven and gas hob. The conservatory is a large, flexible room with pleasant garden outlooks and has plenty of room for crafts or relaxation. There are three bedrooms and a well-presented shower room with underfloor heating, which is fitted with a modern and stylish white suite with a large walk-in shower cubicle. The home is centrally heated via a recently installed gas boiler and uPVC double glazing, providing an efficient home to run.

To the side of this lovely bungalow is a driveway providing off-road parking for at least three-four vehicles in tandem and access to the garage with light, power and remotely operated roller door. The front garden is a lovely size, predominantly open plan with an expanse of lawn and bordered with mature plants and shrubs. The rear garden is another appealing feature, being fully enclosed with an excellent degree of privacy and seclusion. There is a wonderful range of mature plants, shrubs and small trees which would please any keen gardener and the extensive paved and gravelled patio allows plenty of room for family and friends to enjoy outdoor dining in the summer months.

DIRECTIONS What3words///upper.themes.chill

VIEWINGS By prior appointment with Redfern 01395 512544

SERVICES We understand all mains services are connected

MOBILE & BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use checker.ofcom.org.uk

OUTGOINGS Council Tax Band E (as per Gov.UK Website at the date of first listing)

TENURE Freehold

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 themselves 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





- Well presented light and airy
- Conservatory
- Three bedrooms
- Long driveway with garage
- Lovely secured garden
- Spacious sitting room / dining room
- Well equipped kitchen
- Well presented shower room
- Recently fitted gas boiler
- Popular location



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