



HARRISON
LAVERS &
POTBURY'S

28 Woolbrook Rise Sidmouth EX10 9UD

£595,000 FREEHOLD

A versatile, detached house, situated in an elevated position with a fine view across the Sid Valley down to the sea.

Offered for sale with no ongoing chain, the property presents well throughout with gas central heating and double glazing. Once inside, the hallway has storage, a cloakroom/WC and a study/occasional bedroom. The kitchen is fitted with a good range of units, having a built-in gas hob, oven, grill, microwave, dishwasher and fridge. A separate dining room is adjacent to the kitchen, dual aspect and with patio doors to the side. A large sitting/dining room is in excess of 23', dual aspect and enjoys breathtaking views over the Sid Valley from Salcombe Hill to Muttersmoor and due south down to the sea. Lastly, on the ground floor, is bedroom three; a double room with built-in wardrobes and storage.

The first-floor landing has good storage, a study desk and Velux window to the side. The main bedroom enjoys the stunning view south over the Sid Valley to the sea, has a walk-in wardrobe and en suite shower room. There is a second double bedroom with wall to wall built-in wardrobes and lastly, a main bathroom with both bath and shower cubicle.

The house stands on a good size plot with lawn garden, a driveway and single garage to the front. To the west elevation, accessed from the kitchen and dining room, patio extends to decking providing a seating area, taking in the delightful 180° view across the Sid Valley and down to the sea. Steps descend to





a predominantly lawn rear garden, well enclosed with two useful storage areas, one with power and light.

Woolbrook Rise is conveniently situated for local schools, Waitrose, Lidl and a range of other amenities on Woolbrook Road. The town centre and seafront are less than two miles away where there are numerous independent shops, High Street chains and popular restaurants to include Rockfish. Sidmouth is an unspoilt town on the Jurassic Coast around 10 miles from Honiton and 16 miles from the centre of Exeter.

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

BROADBAND AND MOBILE Standard and Superfast broadband are available in the area with estimated download speeds of up to 35 mbps. Good outdoor and indoor mobile coverage is predicted 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 E.

EPC: C

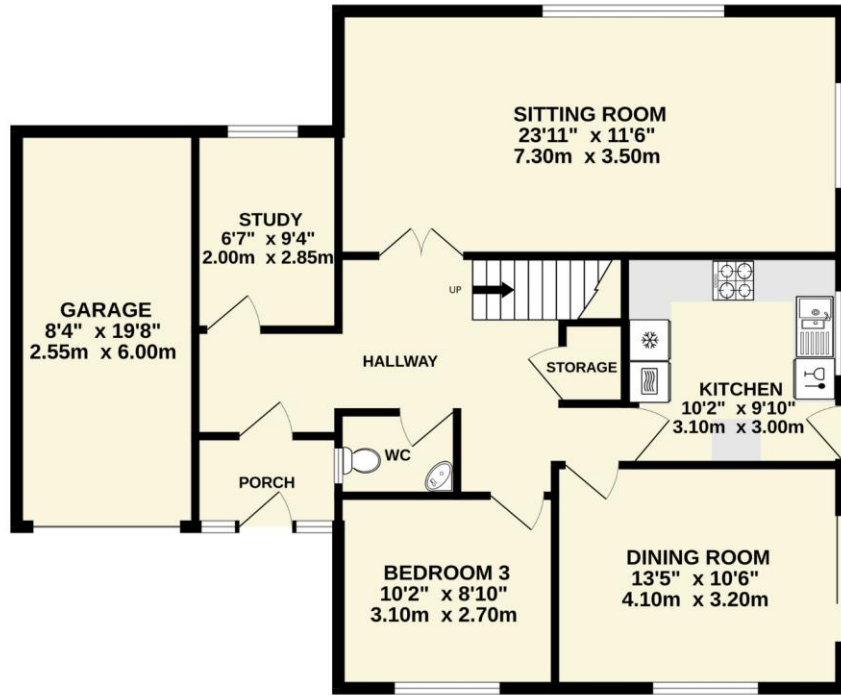
POSSESSION Vacant possession on completion.

REF: DHS02657

VIEWING Strictly by appointment with the agents.



GROUND FLOOR
1034 sq.ft. (96.1 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1534 sq.ft. (142.5 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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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.

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