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18 Woolbrook Rise, Sidmouth, EX10 9UD

Guide Price £320,000

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This comfortable semi-detached single storey residence occupies a slightly elevated position and enjoys distant views towards both the east and western sides of the Sid Valley. The property is located in the popular Woolbrook area of Sidmouth, approximately 1½ miles from the town centre, and is within a short walking distance of local schools, a doctor's surgery, and bus services. The property has been maintained to a good standard during the present owner's tenure and is ready for immediate occupation.

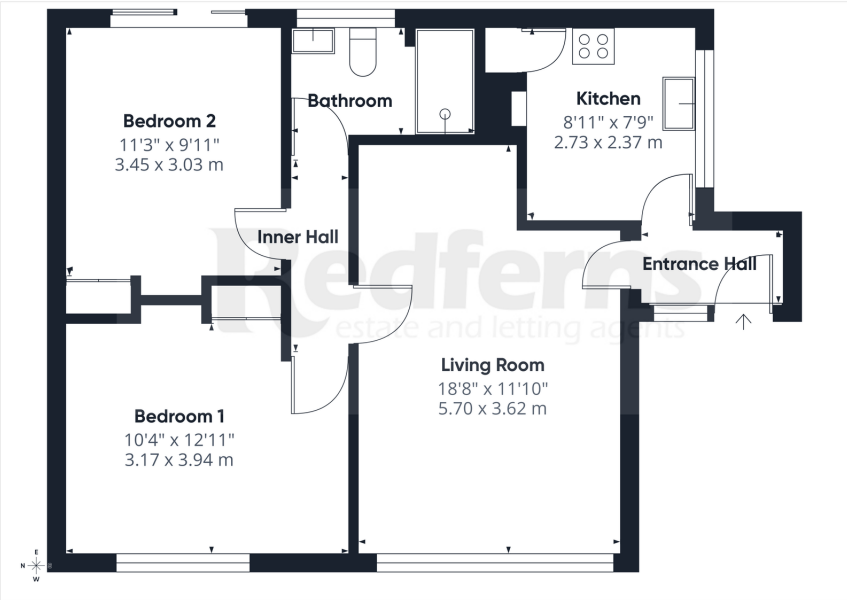
The accommodation briefly comprises a covered porch over a partly glazed uPVC front door with an obscured glazed panel to the side. The entrance hallway offers plenty of room to remove coats and shoes before progressing into the living accommodation. The living/ dining room features a large picture window that enjoys a stunning outlook towards Bulverton Hill and across Woolbrook towards the rear of the Balfour Manor Estate. There is space for a good sized dining suite in addition to comfortable sitting furniture. The kitchen offers a good selection of base and wall mounted units with an integral oven and four ring gas hob above, and space for further appliances. A window overlooks the side gardens with a pleasant outlook towards the town.

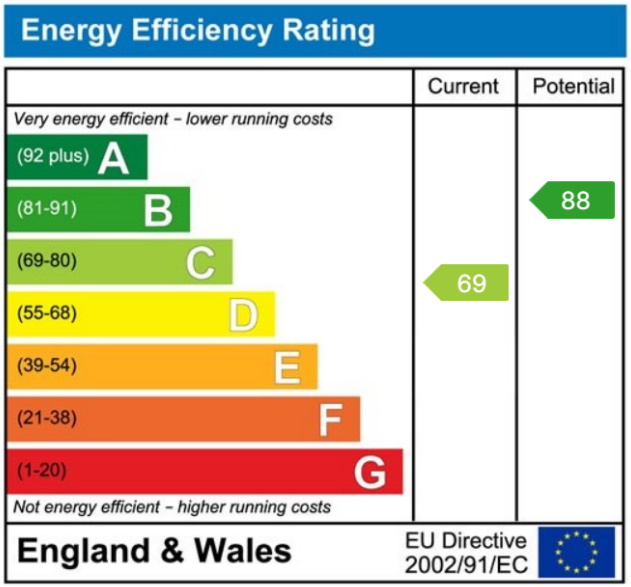
The bedroom accommodation lies beyond the living/dining room. Each bedroom is comfortably sized double room with its own fitted wardrobe. Bedroom 1 overlooks the front gardens, and bedroom 2 features glazed sliding doors that open onto a raised decking space which overlooks the rear gardens. The shower room comprises a modern white suite with a large shower cubicle with an electric shower unit over, a low level wc with a concealed cistern, a wash basin and a heated towel rail.

The gardens to both the front, side and rear will please any keen gardener. A concrete path with a low lying brick wall to one side bisects the front gardens, which are mostly laid to lawn and interspersed with a selection of plants, shrubs including; agapanthas, iris and a wonderful magnolia tree. The driveway lies to the right hand side of the property which will accommodate off road parking for two vehicles and leads towards the single garage. A timber gate to the right hand side of the property provides access to a southerly facing enclosed side garden before proceeding to the rear gardens. The rear gardens are also mostly laid to lawn with plants and shrubs placed throughout the surrounding borders and there are delightful views looking across the Sid Valley and glimpses to the sea.

A lovely home readt for immedaite occupation. Early inspection recommended.

- Covered Porch and Entrance Hallway
- Kitchen
- Shower Room
- Well Stocked Front and Rear Gardens
- Energy Rating C
- Living/Dining Room
- Two Double Bedrooms
- Detached Single Garage and Driveway Parking
- Excellent Views towards the East and West sides of the Sid Valley





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