



HARRISON
LAVERS &
POTBURY'S

Pennymead
14 Higher Woolbrook Park
Sidmouth
EX10 9EB

£495,000 FREEHOLD

A well-presented detached bungalow occupying a pleasant location and with fantastic hillside views.

Offered for sale with no ongoing chain, this smartly presented, detached bungalow has gas central heating, double glazing and is ready for immediate occupation. Once inside, a particularly spacious sitting room has a large window with a south-westerly aspect. Across the hallway is a separate dining room with glazed sliding doors into the rear garden. The kitchen is fitted with a good range of units, with a built-in oven and electric hob and space for a washing machine and fridge/freezer. A wall mounted gas combination boiler serves central heating and hot water. There is a dual aspect breakfast room off the kitchen with a glazed door to the garden and a connecting door to the garage.

The main bedroom has a rear facing, easterly aspect and features an en suite WC. There is a second double bedroom and a well-appointed bathroom with mains shower over the bath and built-in storage.

The bungalow stands on an attractive and good size plot with lawn garden, driveway and single garage to front. To the rear, the garden comprises lawn, patios, gravel beds and well stocked borders and has a fine easterly view.





Higher Woolbrook Park is a quiet and popular address in the Woolbrook area of Sidmouth. The bungalow occupies a pleasant location on a cul de sac section, just a short walk from regular bus services on Woolbrook Road. Waitrose, a modern Health Centre and a range of amenities to include Lidl are just a short drive away, with the town centre and seafront around a mile and three quarters. Sidmouth is an unspoilt town on the Jurassic Coast benefitting from a busy High Street with numerous independent shops, High Street chains and popular restaurants. The town also has a charming Regency Esplanade, an eighteen hole golf course and regular bus services to the surrounding area.

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

BROADBAND AND MOBILE Standard and Superfast broadband are available estimated download speeds of up to 75 mbps. Good outdoor and in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom (as at August 2025).

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

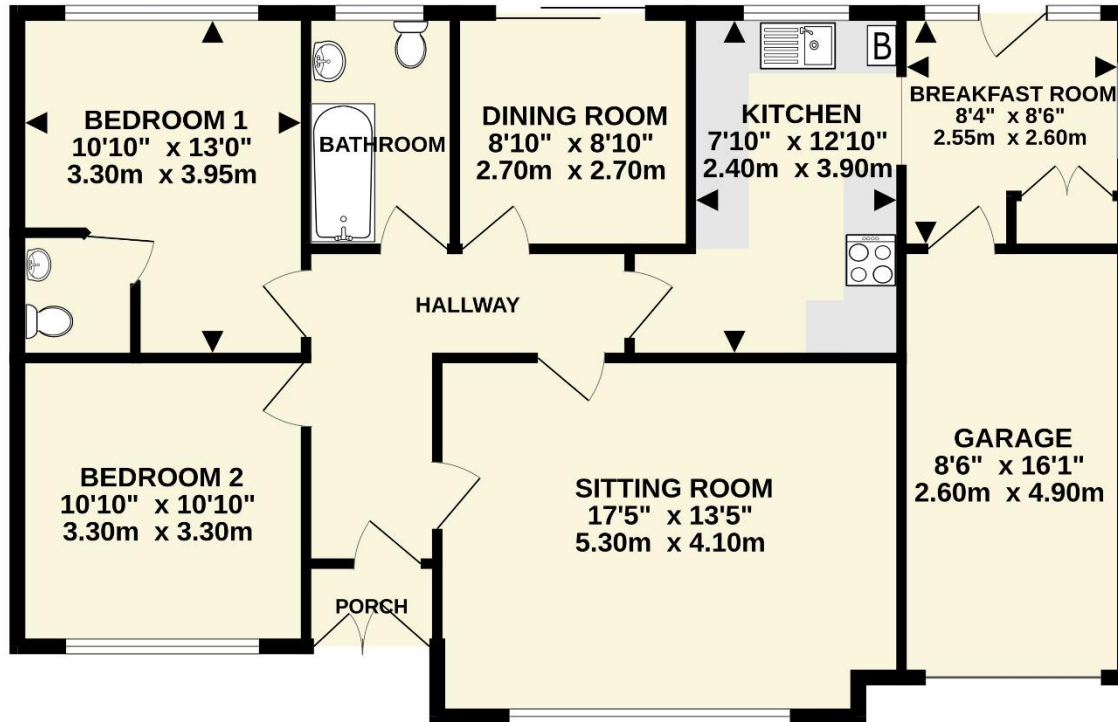
EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02572



1039 sq.ft. (96.5 sq.m.) approx.



TOTAL FLOOR AREA : 1039 sq.ft. (96.5 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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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.



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