



HARRISON
LAVERS &
POTBURY'S

1 Woolbrook Close Sidmouth EX10 9UX

£563,500 FREEHOLD

A spacious and well presented, detached bungalow standing in a most convenient location a little over one mile from the seafront.

This attractive, bay fronted, detached bungalow has recently been improved by the present owners following their purchase in 2022. The property now features a modern kitchen and conservatory extension along with particularly spacious bedrooms and sitting room, all with contemporary décor.

A large hallway has good storage, the sitting room is triple aspect with a bay window to the front and a log burner and the separate kitchen has modern units, a built-in induction hob and oven, larder and rear lobby connecting to the garage.

An inner hallway has storage and access hatch with ladder to a partially boarded loft space with light and dormer window. Bedroom one is a particularly good size with dual aspect windows and bedroom two is a generous double with bay window and built-in wardrobe. Between the two bedrooms is a shower room and separate WC.

The property stands on a level plot, with driveway parking for two cars and a single garage with power and light. There is lawn garden to the front and gated access to the rear on both sides.





The rear garden is attractively landscaped to provide sitting and entertaining spaces with well stocked beds and borders. The garden provides a good degree of privacy and enjoys a south-easterly aspect.

The bungalow is situated in a most convenient location neighbouring an excellent range of amenities to include Lidl, a bakery, convenience store and regular bus services. Waitrose, primary schools and Sidmouth College are a short drive away and the town centre and seafront are a little over one mile. 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.

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 80 mbps. Good indoor and outdoor mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom - August 2026.



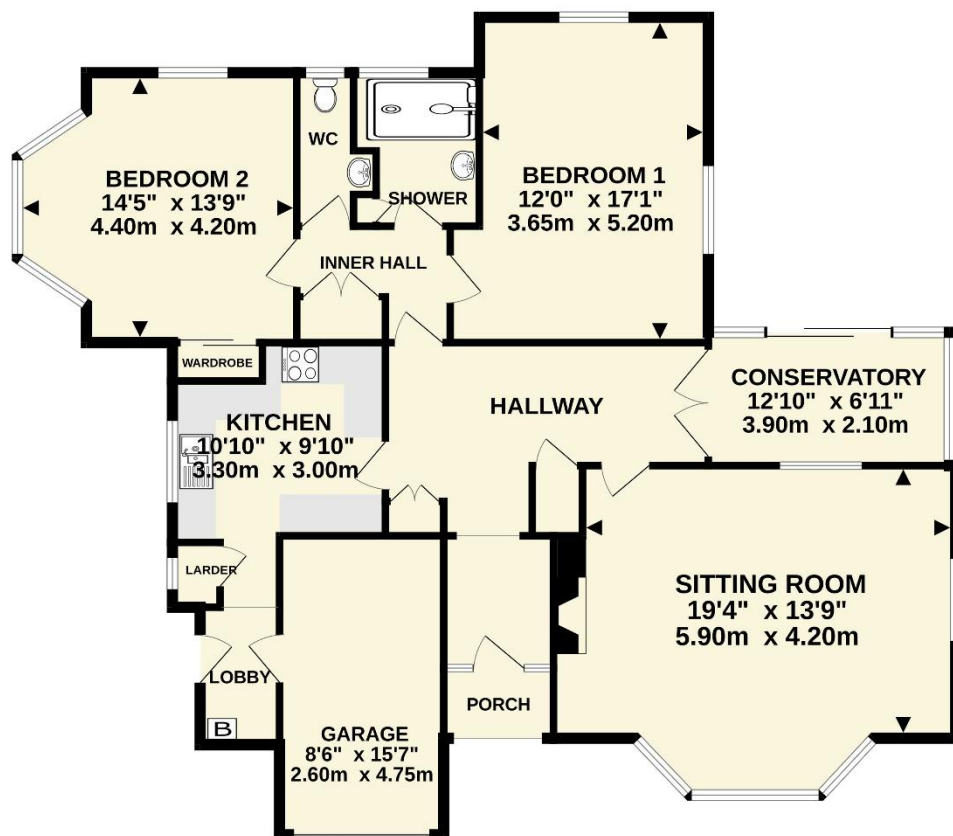
COUNCIL TAX We are advised by East Devon District Council that the council tax band is E.

EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02712

1428 sq.ft. (132.7 sq.m.) approx.



TOTAL FLOOR AREA: 1428 sq.ft. (132.7 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.
Made with Metropix ©2020



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.



Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com

