
HLP
HARRISON
LAVERS &
POTBURY'S

3 Woolbrook Rise
Sidmouth
EX10 9UB

£795,000 FREEHOLD

A beautifully presented, detached bungalow, the subject of considerable improvement and all to a very high standard. Landscaped gardens, countryside views, parking, garage and workshop.

Following the current owners purchase in 2022, the property has been the subject of comprehensive refurbishment and is now fitted and finished to a particularly high standard. The bungalow presents beautifully throughout, providing comfortable accommodation of around 1,400 square feet. A spacious sitting room has a southerly aspect to the front with a far reaching view across the Sid Valley. A well-appointed kitchen/dining room has porcelain tile flooring and a contemporary kitchen with Silestone quartz surfaces, a range of cupboards and drawers and built-in appliances comprising main oven, microwave/oven, induction hob and dishwasher. The room is open-plan to a double glazed conservatory which leads into the rear garden. Adjacent to the kitchen is a utility room, cloakroom/WC and a study/bedroom four.

An impressive main bedroom suite enjoys the southerly aspect and features a large, walk-in wardrobe and en-suite bathroom. Bedroom two is a comfortable double room, with a window overlooking the rear garden.













A third double bedroom can easily serve as a second sitting room and lastly there is a main shower room.

The bungalow stands on a good size plot, attractively landscaped with plenty of off-road parking, a garage, workshop and garden lodge. The rear garden is a particular feature affording good levels of privacy, lawn garden, deep well stocked borders and secluded patios.

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 numerous independent shops, High Street chains and popular restaurants can be found. Sidmouth is an unspoilt town on the Jurassic Coast, around ten miles from Honiton and sixteen miles from the centre of Exeter.

SERVICES Mains gas, electricity, water and drainage are connected. The bungalow also benefits from solar panels and battery.

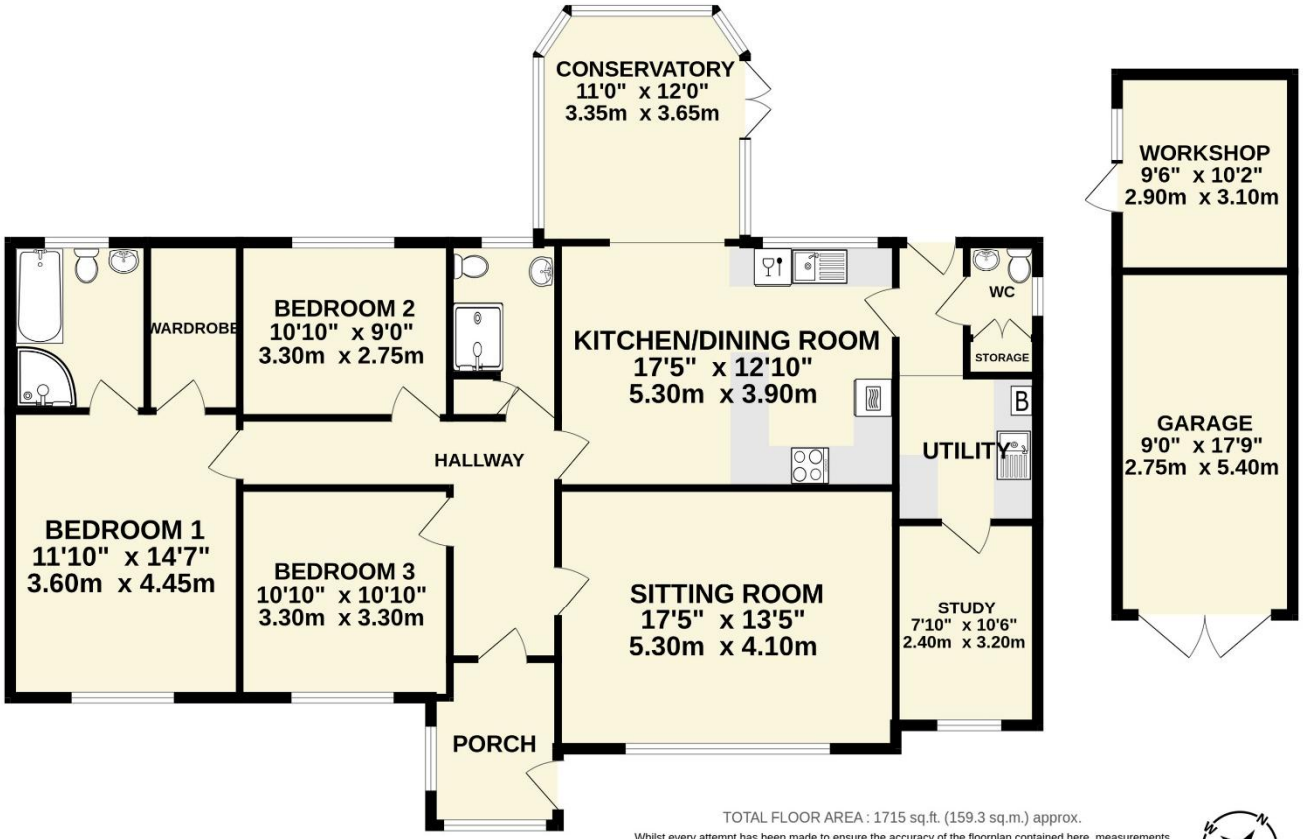
BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available in the area with estimated download speeds of up to 1800 mbps. Good outdoor and variable indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom - November 2026.

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

EPC: TBA

REF: DHS02744

1715 sq.ft. (159.3 sq.m.) approx.



TOTAL FLOOR AREA : 1715 sq.ft. (159.3 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.

PROOF OF IDENTITY Please note that as part of our obligation to perform ID and Anti Money Laundering checks, a fee is chargeable to all buyers once an offer is accepted to cover the cost of these checks. Once completed, the fee is not refundable under any circumstance.

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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