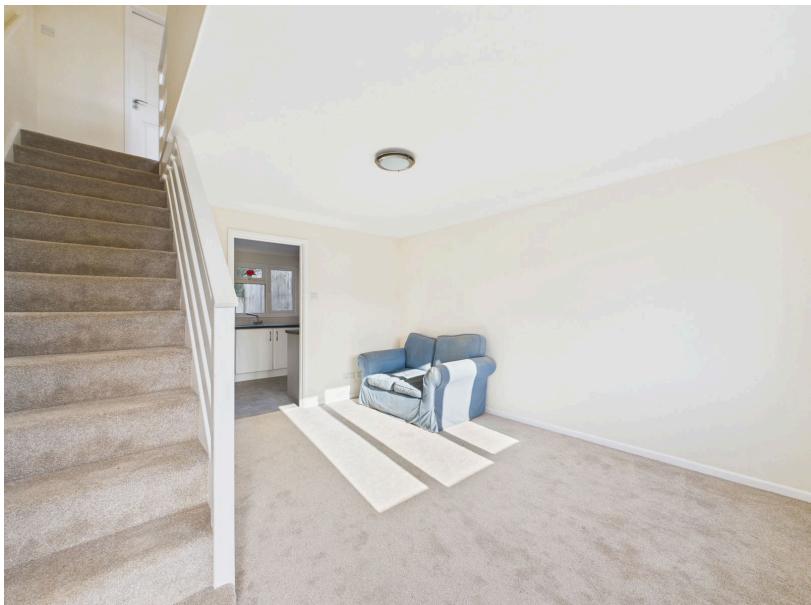




Ladymead, Woolbrook, Sidmouth, EX10 9XN

Guide Price £220,000

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This stylish two bedroom house forms part of a popular residential cul de sac and is offered for sale with no onward chain. The property enjoys a superb outlook towards Bulverton Hill and has the benefit of driveway parking to the front.

The accommodation briefly comprises of a newly fitted, partly glazed, UPVC front door which opens into the living area. The living room is a pleasant reception space with a large window overlooking the front and beyond the neighbouring properties towards Bulverton Hill. The kitchen/dining room adjoins the rear of the living room and features a good range of base and wall mounted units with an integral electric oven and four ring hob over. There is laminate tile effect flooring and a large window and partly glazed door to the rear which provides direct access onto the rear garden.

Stairs rise to the first floor landing. Bedroom 1 is a comfortably sized double bedroom with a great range of fitted storage and a delightful outlook towards Bulverton Hill and the surrounding countryside. Bedroom 2 is a single bedroom that overlooks the rear gardens. The bathroom comprises a white suite including a panelled bath with an electric shower unit above, a pedestal wash basin and a low level wc.

The front and rear of the property have been designed with ease of maintenance in mind. The property is approached over an attractive brick paviour driveway that will accommodate off road parking for one vehicle. Further parking is freely available in the cul de sac. The rear garden is a fully enclosed patio space, ideal for container planting and sitting out.

A comfortable home, ideally suited for first time buyers, retirees or investment purchasers alike. Early inspection recommended.

**VIEWINGS** - By prior appointment with Redferrs 01395 512544

**SERVICES** - We understand all mains services are connected

**MOBILE & BROADBAND COVERAGE** - Broadband is connected to this property, for specific checks, please use [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

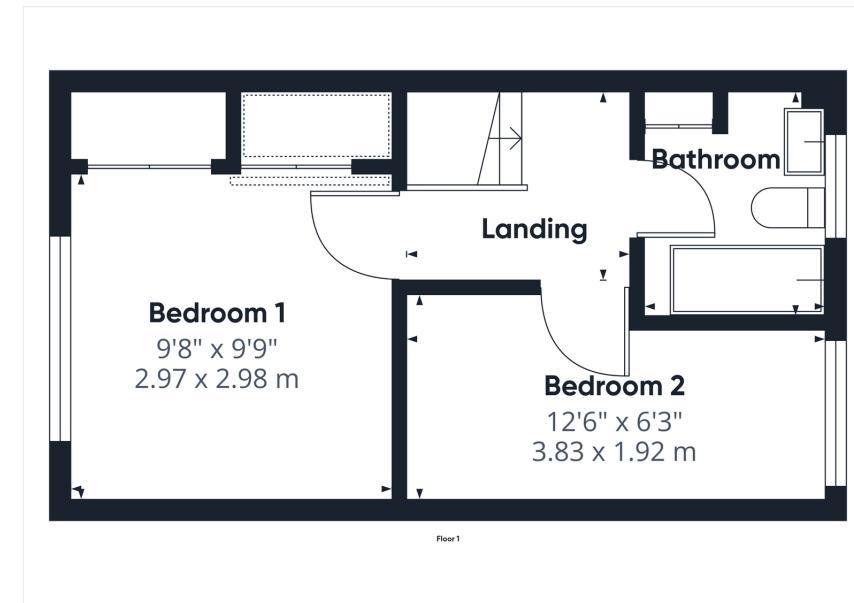
**OUTGOINGS** - Council Tax Band B (as per Gov.UK Website at the date of first listing)

**TENURE** - Freehold

**AGENTS NOTE** Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence

**IMPORTANT NOTICE** 1. Every care is taken in preparing these particulars but they do not constitute nor constitute any part of an offer or a contract. They are prepared in good faith but they are for guidance only and intended to give a fair description of the property. 2. Statements contained in these particulars are not to be relied on as statements or representations of fact and are made without responsibility on the part of the agents or vendor. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each statement. The vendor does not make or give and neither the agents or their employees have authority to make or give any representation or warranty in relation to the property or its use. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These must be verified by any intending purchaser.





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