



2 Woolbrook Rise



Sidmouth esplanade 2 miles; Waitrose 1 mile; Mainline station (Honiton) 9 miles; Exeter Airport/M5 (J30) 10.5 miles.

Spacious detached bungalow on a large corner plot with views

- Stunning views
- Corner plot
- Garage and parking
- 2 Double bedrooms
- Sitting room & dining room
- Conservatory
- Enclosed rear garden
- In all 0.19 acres (770 sqm)

Offers In Excess Of
£450,000



SITUATION

Located on a large corner plot this spacious detached bungalow has lovely elevated views.

Woolbrook Rise is situated a mile and a half from the town centre of Sidmouth, noted for its long esplanade, beaches and public gardens. There is a nearby bus service. Sidmouth has a range of independent shops and amenities, as well as recreational facilities including a swimming pool, sailing club, cricket pitch, tennis and croquet clubs, and a popular golf course. Sidmouth is within the East Devon Area of Outstanding Natural Beauty and is on the spectacular Jurassic Coast, a designated World Heritage Site.

The cathedral city of Exeter is an easy commute to the west and offers a wide range of facilities, rail links on the Paddington and Waterloo lines, access to the M5 at Junction 30 and Exeter International Airport.

DESCRIPTION

The property is double glazed and has cavity wall insulation.

A large inviting entrance hall provides access to the main rooms. To the front is a large sitting room with huge picture window letting in lots of natural light. This leads to the dining room with patio doors out on to the south facing conservatory with utility area which has double sliding doors overlooking the garden. The fitted kitchen, albeit not new, was good quality of its time with a range of base and eye level units, gas 4-ring hob, Neff integrated fridge freezer and electric double ovens.

The spacious double bedrooms are particularly generous one looking to the front, the other to the rear, each with mirrored fitted wardrobes. Bedroom 2 has a

basin. There is a good sized family bathroom, fitted with a modern white suite, the floor and walls are tiled, there is also under floor heating. There is a shower attachment over the bath and shower screen.

GARDENS, PARKING & GARAGE

Set on this south facing plot, the attractive paved drive provides off road parking with access to the garage beyond. The garden to the front is laid to lawn interspersed with shrubs providing a lovely background and additional privacy to the bungalow. The front garden leads around to the expansive side garden.

To the rear is a patio and lawned area with lovely views. This part of the garden is enclosed by a brick wall on one side aiding the privacy along with an attractive array of shrub borders. At the bottom is a former vegetable area.

Attached to the bungalow is a good sized garage with side access and up and over doors.

In all the grounds extend to about 0.2 acres (770 sqm)

SERVICES

Mains water, electric, drainage and gas. Gas fired central heating.

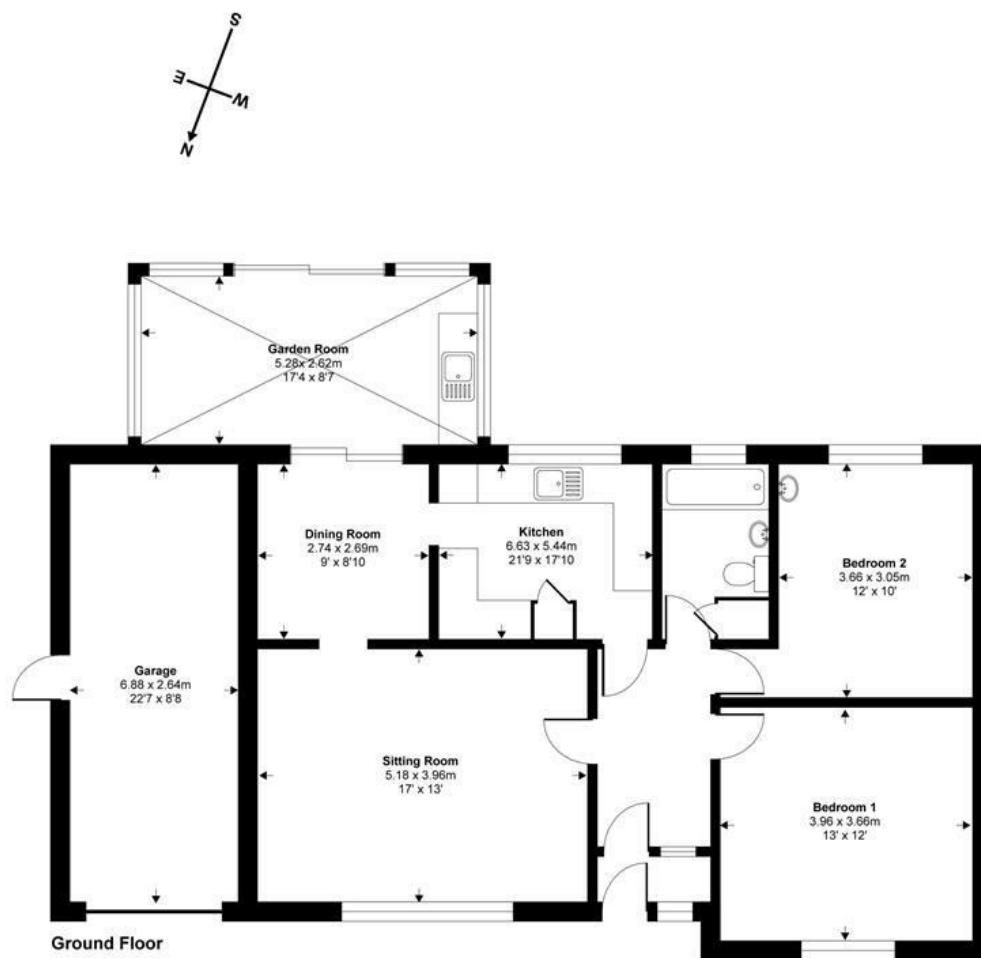
DIRECTIONS

From the centre of Sidmouth head north up and Temple Street and Arcot Road. Turn left at Long Park, across the two mini-roundabouts and past the garage. Turn to the right into Woolbrook Meadows and follow the road along and around to the left. Continue up the hill and turn right into Woolbrook Rise, the property is the first on the right.



Approximate Area = 1240 sq ft / 115.1 sq m (includes garage)

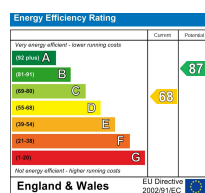
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2021. Produced for Stags. REF: 716839.

These particulars are a guide only and should not be relied upon for any purpose.

Bank House, 66 High Street, Honiton, Devon, EX14 1PS



01404 45885
honiton@stags.co.uk

stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London