



HLP

HARRISON
LAVERS &
POTBURY'S

**Kendry
49 Woolbrook Road
Sidmouth
EX10 9UZ**

£425,000 FREEHOLD

A spacious pre-war semi detached house, offering much potential for modernisation and refurbishment and situated in a convenient location.

Offered for sale with no on going chain, this attractive pre-war semi detached house has gas fired central heating and double glazed windows but now requires modernisation, offering an incoming purchaser an opportunity to create their perfect home. A porch entrance leads to the entrance hallway with a period staircase rising to the first and second floors, with original panel doors to both reception rooms. The sitting room is double aspect with a brick fireplace, and an outlook to the front. A separate dining room is again double aspect, featuring an original fireplace surround. The kitchen is fitted with a range of units to include built in ovens, a gas hob and an integrated dishwasher and fridge. There is a walk-in larder, space for a washing machine and tumble dryer and a connecting door to the conservatory. Looking into the rear garden, the conservatory has double glazed windows and a polycarbonate roof, with a connecting door to the garden.

On the first floor the main bedroom is double aspect with built in wardrobes and a fine view to the front, overlooking Lower Woolbrook, easterly to Salcombe Hill and across to Buckley Hill. There is a very good size second bedroom, again double aspect with a built in





wardrobe and fitted furniture. A third bedroom overlooks the rear garden westerly and has a shower cubicle and sink. The bathroom is fitted with a white suite. From the landing, the original staircase rises to a fourth bedroom with eaves cupboards. The central heating does not extend to this room.

To the front of the house is lawn garden with borders, a driveway providing ample off road parking and a turning area, with gated access to the side of the house. At the side is a paved patio, an outside WC with wall mounted gas boiler and a pathway leading into the rear garden. The deep rear garden benefits from a westerly aspect and comprises lawn, beds, borders, offering much potential to the keen gardener. The existing sheds, greenhouse and workshop all have power but now require refurbishment or replacement.

The house stands in a most convenient location opposite an excellent range of day to day amenities that include Woolbrook News and Tea Room, The Balfour Arms, Jurassic Vets, Boots Pharmacy and Lidl. The local primary school is a close neighbour, regular bus services to the surrounding area pass the house and the seafront is around a mile and a quarter away.

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

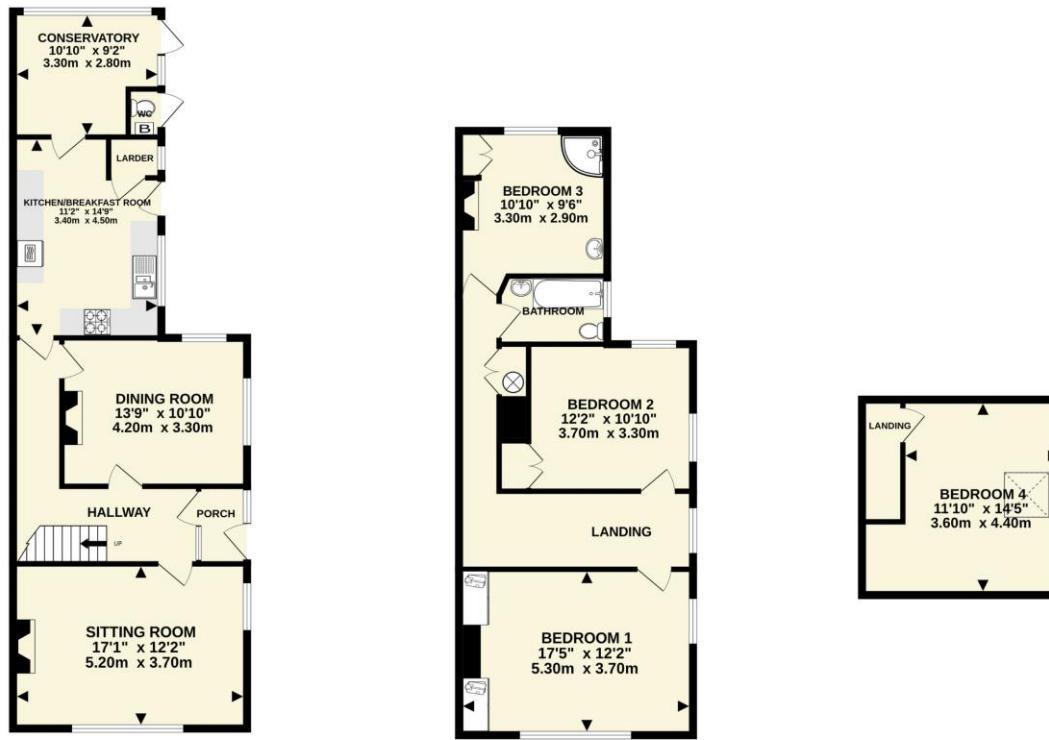
EPC: E

POSSESSION Vacant possession on completion.

REF: DHS02143

DIRECTIONS From the Exeter Cross junction with Arcot Road and Sidford Road, proceed away from the town centre along Arcot Road. Pass through two mini roundabouts, continuing along Woolbrook Road and after passing The Balfour Arms the house will be seen a short way along on the left.

VIEWING Strictly by appointment with the agents.



TOTAL FLOOR AREA: 1615 sq.ft. (150.1 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, symbols and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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