



HARRISON
LAVERS &
POTBURY'S

26 Woolbrook Park
Sidmouth
EX10 9DX

£615,000 FREEHOLD

A beautifully presented bungalow, the subject of considerable improvement and in a popular location, only one and a half miles from the seafront.

Presented in excellent decorative order, this individual, attached bungalow has been the subject of considerable improvement and extension within the last twelve years. The property now offers comfortable accommodation with double glazing and a gas boiler serving radiators and underfloor heating.

In summary, the accommodation comprises entrance hallway with storage, a dual aspect sitting room with Gazco fire and bay window taking in a pleasant view easterly. The kitchen/dining room is a particular feature, well-appointed with built-in, Siemens appliances comprising double oven, plate warmer, gas hob, wine chiller, fridge/freezer, microwave oven, dishwasher and washer/dryer. Quartz worktops give a quality finish, there is a preparation island/breakfast bar, a vaulted ceiling with tall feature window and patio doors to the rear garden.

The main bedroom is fitted with wall-to-wall Sharps wardrobes and an attractively finished en suite shower room. There are two further double bedrooms; bedroom three having patio doors into the rear garden. Lastly, the main bathroom, as with the rest of the property, is finished with excellent attention to detail and features both a bath and separate, mains shower cubicle.





Beneath the bungalow, at driveway level, is an occasional bedroom/home office, fitted with electric heating and storage. The room could serve a number of purposes from a gym, studio or cinema room. Adjacent to this room is a workshop with power and light, the two rooms offering the potential for a variety of uses.

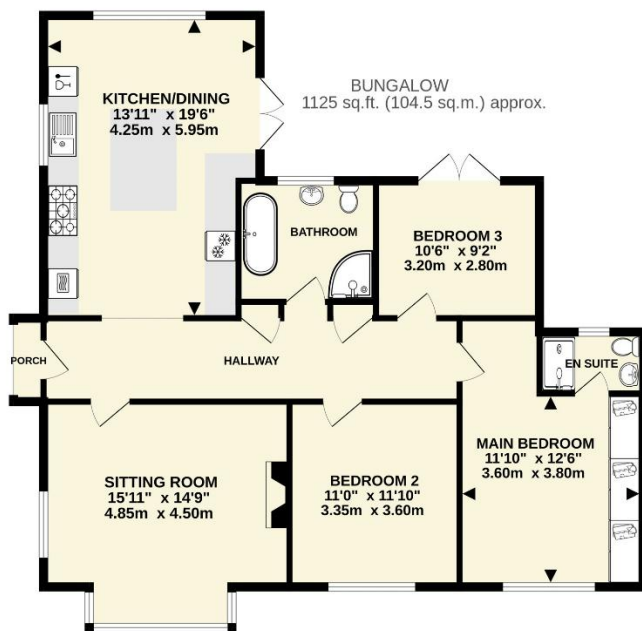
The property stands on a generous, corner plot with lawn garden on the boundary with Woolbrook Park. The grounds immediately surrounding the property have been beautifully landscaped, with well stocked beds and borders rising to the side, to a south facing seating area. To the rear is a most attractive and secluded courtyard style garden. There is generous off-road parking for a number of cars and a garage with electric door, power and light.

The property stands in a popular location in the Woolbrook area of Sidmouth, close to regular bus services and just a short drive from Waitrose and Lidl. The town centre and seafront are just one and a half miles away. Sidmouth is an unspoilt town on the Jurassic Coast with a busy High Street having numerous independent shops, High Street chains and popular restaurants. Further amenities include a theatre, cinema, indoor swimming pool, cricket, football and rugby clubs and an eighteen hole golf course.

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 66 mbps. Good outdoor and variable indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom – at June 2026.





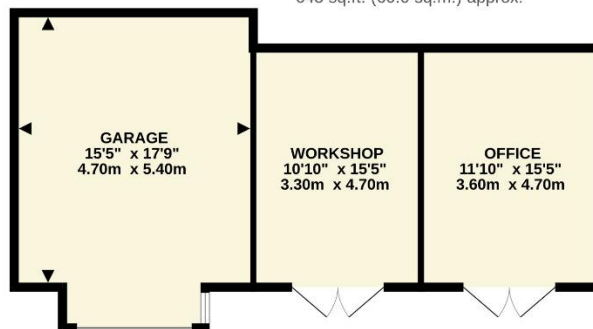
TOTAL FLOOR AREA: 1770 sq.ft. (164.4 sq.m.) approx.

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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GARAGE/WORKSHOP/OFFICE
645 sq.ft. (60.0 sq.m.) approx.



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: DHS02688

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.

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