



HARRISON
LAVERS &
POTBURY'S
01395 516633
hlp@harrisonlaunders.com
FOR SALE



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Woodlea
Dark Lane
Sidmouth
EX10 9DR

£500,000 FREEHOLD

Set in approximately a quarter of an acre of attractive gardens and enjoying a lovely semi-rural location, a detached bungalow with ample parking and garage.

Woodlea occupies an almost level site and is situated a little over a mile from Sidmouth's town centre which offers an excellent range of amenities along with the esplanade and seafront. The bungalow has a beautiful garden, the majority being to the rear and enjoying privacy along with views towards Salcombe Hill. Adjoining the front of the bungalow is a further area of garden and a large driveway providing ample parking and this gives access to a detached timber garage.

Gas fired central heating and uPVC double glazed windows are installed which includes French doors from the lounge/dining room leading into the garden.

The accommodation is wrapped around a generous reception hall which has storage cupboards along with a linen & boiler cupboard and there is access to the roof space via a drop-down ladder. The L shape lounge/dining room enjoys a dual aspect and has a lovely outlook over the gardens via floor to ceiling windows and French doors which lead to a covered veranda. The lounge/dining room also has a stone fireplace with living flame gas fire and gives access to the kitchen and hallway.

The kitchen has a pleasant outlook to the front garden and offers a good range of matching storage units along with worksurfaces and tiled splashbacks.





Built-in appliances comprise a split level double oven along with a gas hob and cooker hood and there is space for a fridge/freezer, washing machine and slimline dishwasher.

In more recent years the master bedroom has been extended and again enjoys a lovely outlook over the rear garden and also has an en suite shower room which is fitted with a shower cubicle, WC and wash basin with vanity cupboard under. Bedroom two is a double room and there is a separate bathroom fitted with a panelled bath with mixer tap and shower attachment along with WC and wash basin with vanity cupboard below.

The gardens extend to approximately a quarter of an acre and are a feature of the property, providing lots of colour and interest throughout the year. The front garden is mainly laid to lawn with adjoining beds and border and there is a central pathway leading to the porch and front door. To one side a good size driveway provides ample parking and this gives access to a detached timber garage which has light and power along with a side door.

There is good access to both sides of the bungalow and the rear garden is enclosed and enjoys distance views toward Salcombe Hill. This area of garden is mainly laid to lawn with numerous inset shrubs along with well stocked borders. There is a timber summerhouse, green house and shed and there are numerous productive fruit and vegetable areas.

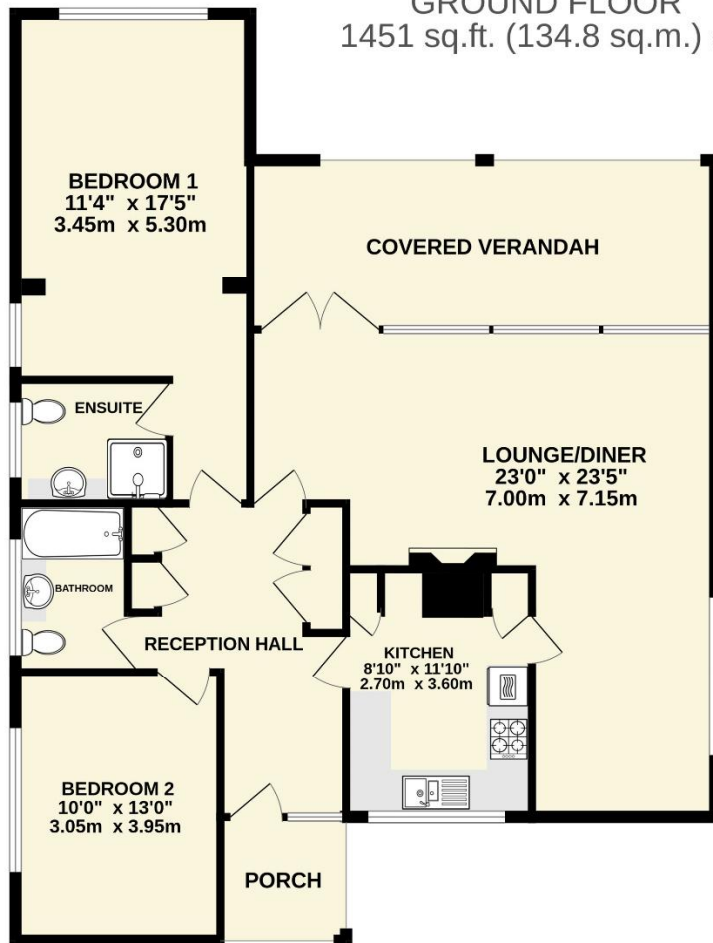
A good size veranda adjoining the lounge/dining room has tiled flooring and takes full advantage of the lovely aspect to the gardens and beyond towards Salcombe Hill.

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

EPC: D



GROUND FLOOR
1451 sq.ft. (134.8 sq.m.) approx.



TOTAL FLOOR AREA: 1451 sq.ft. (134.8 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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POSSESSION Vacant possession on completion.

REF: DHS02156

DIRECTIONS From the top of the High Street turn left into All Saints Road. At the mini roundabout turn right into Station Road and continue through the pinch point. Proceed for approximately half a mile passing Alexandria Road on the right and pass the old station and Bulverton Park also on the right. The next turning on the right is Dark Lane and the bungalow will then be seen on the right.

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.



Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com

