

RICHARD BOUD

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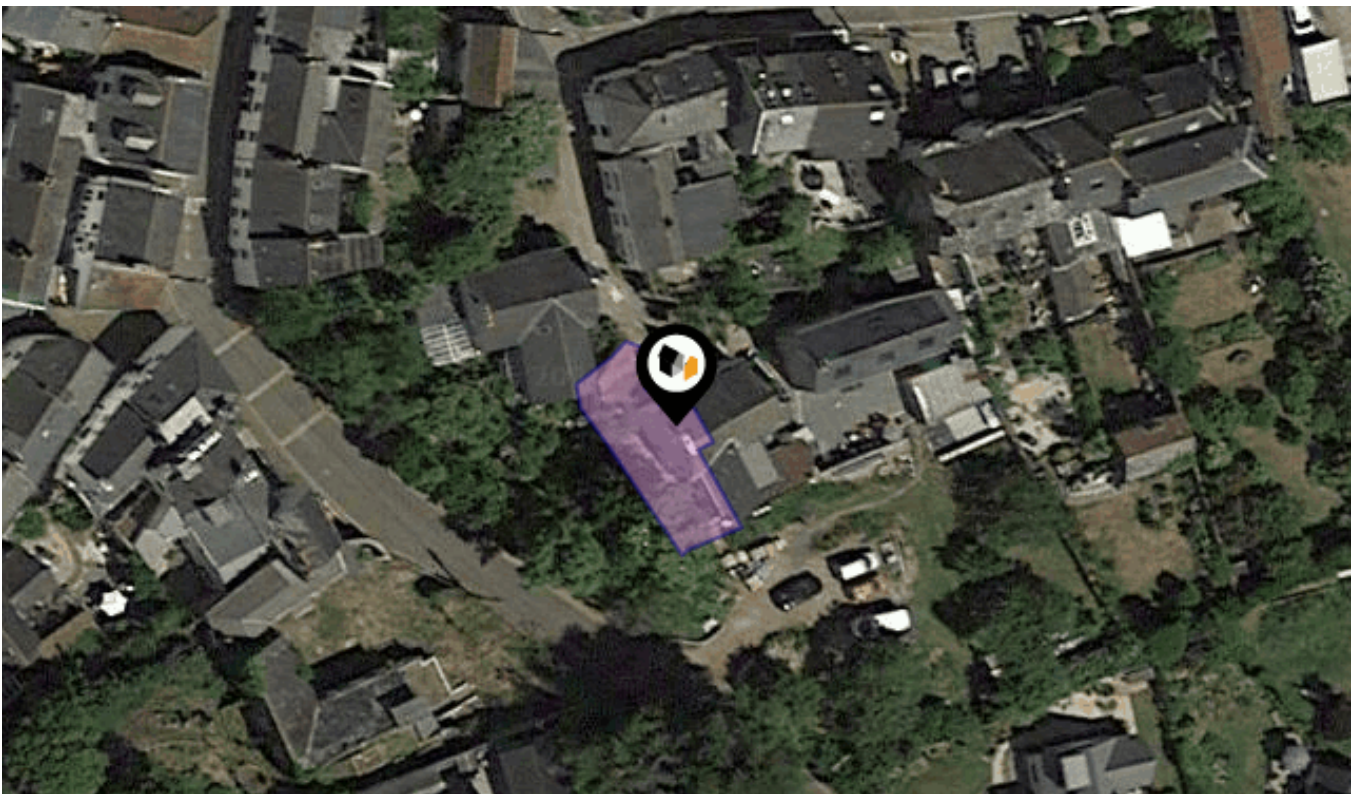
BESPOKE ESTATE AGENT



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area



ANCHORAGE, 2 HILLSIDE COTTAGES, UNDERHILL, LYMPSTONE, EXMOUTH, EX8 5HQ

Guide Price : £530,000

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Introduction

Our Comments

A charming period renovated Semi-detached three double bedroom cottage set in the heart of the pretty East Devon village of Lypstone. Small south-facing courtyard garden. Useful store/workshop. Private off-road parking.

- * Superbly fitted kitchen/diner with integrated appliances
- * Gas-fired central heating & uPVC double glazing, including feature sash windows
- * Porcelain tiled floors on the ground floor with underfloor heating
- * Lovely sitting room with engineered oak floor and feature Woodburner
- * New quality white Ideal standard sanitaryware in the cloakroom, ensuite & bathroom
- * Small south-facing courtyard garden. Useful store/workshop. Private off-road parking
- * No onward chain

SUMMARY OF ACCOMMODATION:

Ground Floor:

Hall

Sitting Room: 4.5m (14'9") x 2.9m (9'6")

Study: 2.4m (7'10") x 1.6m (5'3")

Kitchen/Diner: 4.6m (15'1") x 2.5m (8'2")

Utility/boiler cupboard

Cloakroom/WC

First Floor:

Landing

Main Bedroom: 3.6m (14'9") x 2.9m (9'6")

Ensuite Shower Room

Bedroom 2: 3.1m (10'2") x 2.7m (8'10")

Bedroom 3: 3.1m (10'2") x 2.7m (8'10")

Bathroom

Outside: Private drive with off-road parking for one car. There is a small, walled, south-facing courtyard patio.

AGENTS NOTES:

Tenure: Freehold - vacant possession on completion. Also, to smooth the way for the purchase, there is no onward chain with the sale.

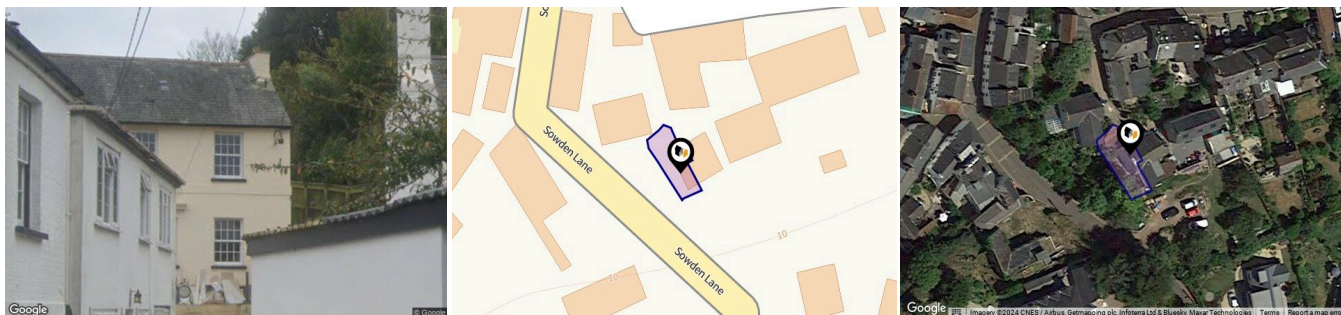
Council Tax Band: D (East Devon District Council).

EPC Rating: D

Services: Mains electric, gas, water & drainage. Superfibre broadband available

Property Overview

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Property

Type:	Semi-Detached	Last Sold Date:	25/01/2021
Bedrooms:	3	Last Sold Price:	£375,000
Floor Area:	861 ft ² / 80 m ²	Last Sold £/ft²:	£419
Plot Area:	0.03 acres	Guide Price:	£530,000
Year Built :	Before 1900	Tenure:	Freehold
Council Tax :	Band D		
Annual Estimate:	£2,348		
Title Number:	DN208972		
UPRN:	100040177458		

Local Area

Local Authority:	East devon
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

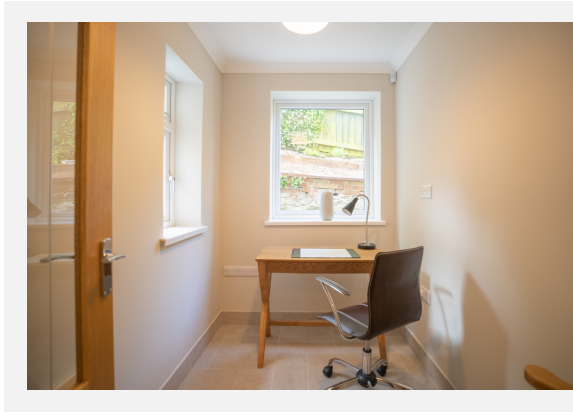
2 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



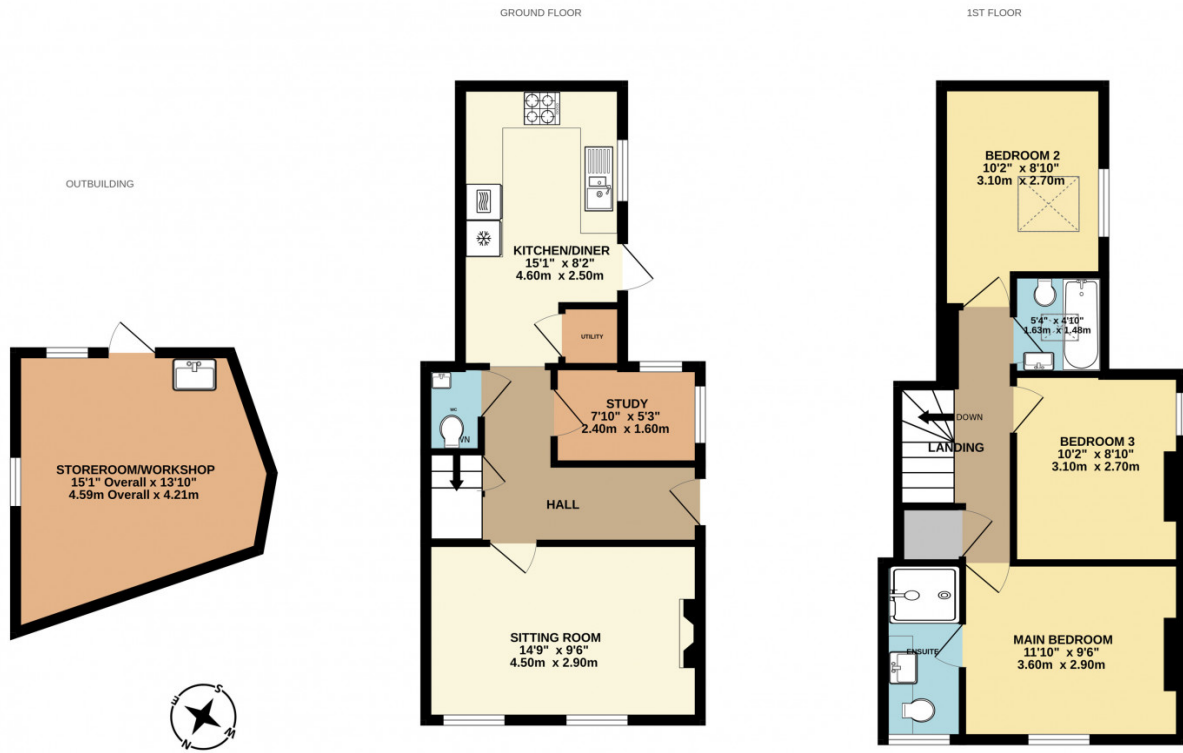
Satellite/Fibre TV Availability:







ANCHORAGE, 2 HILLSIDE COTTAGES, UNDERHILL, LYMPSTONE, EXMOUTH, EX8 5HQ



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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Property EPC - Certificate

2 Hillside Cottages, Underhill, Lymstone, EX8 5HQ

Energy rating

D

Valid until 02.11.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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I have been an estate agent all my working life, including managerial positions with independent and corporate companies, which led to my running my own business as the next logical step. Having managed offices in Exmouth, Budleigh Salterton, Sidmouth, Seaton and Honiton, I have a thorough knowledge of all areas of East Devon while selling a wide variety of properties, from bijou apartments to prestige country and waterside homes. And with more than three decades of experience, selling hundreds of properties of all types throughout East Devon, rest assured that I have learnt to deal with every aspect of estate agency first-hand – including all the ups and downs – meaning I can ensure that your experience will be as straightforward and stress-free as possible. As proof that I offer the highest level of integrity, I have been a Fellow of the National Association of Estate Agents for many years. I am also a member of The Property Ombudsman, so you know you will be in safe, professional hands from start to finish.

Important - Please Read

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Richard Boud Estate Agent powered by eXp **Data Quality**

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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