

RICHARD BOUD

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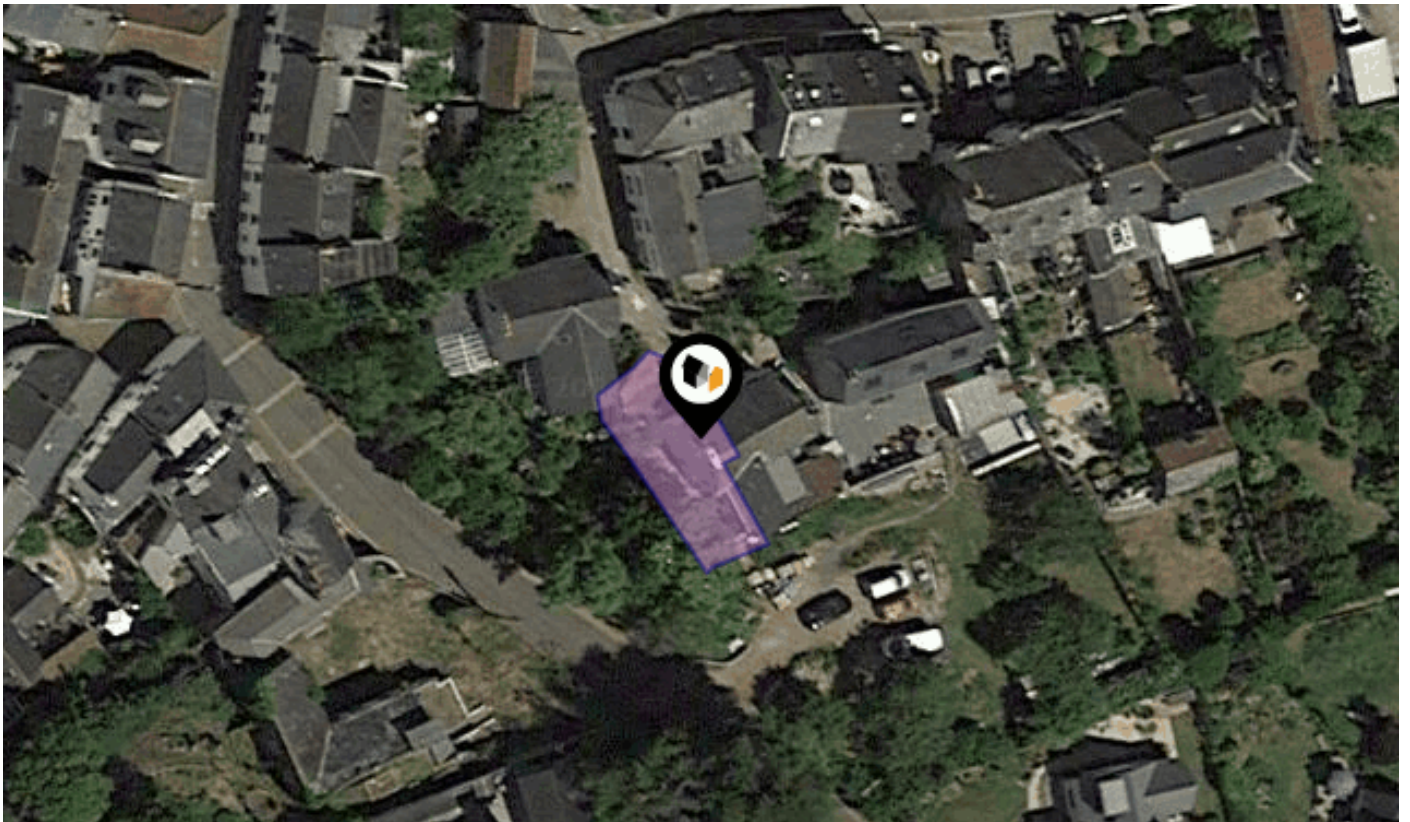
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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area



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

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Know any property instantly

- A charming period renovated semi-detached 3-bedroom cottage located in the heart of the picturesque East Devon village of Lympstone.
- The property features a lovely sitting room with an engineered oak floor and a feature wood burner.
- The ground floor has porcelain tiled floors with underfloor heating, gas-fired central heating, uPVC double glazing, and feature sash windows.
- The house boasts a beautiful newly fitted kitchen/diner with integrated appliances.
- Quality white Ideal Standard sanitary ware is installed in the cloakroom, ensuite, and bathroom.
- Outside is a small south-facing courtyard garden, a useful store/workshop, and private off-road parking.
- The property is available with 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/WC

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

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

Bathroom/WC

Outside: There is a private drive with off-road parking for one car. There is also a small, walled, south-facing courtyard patio and a useful outbuilding/store.

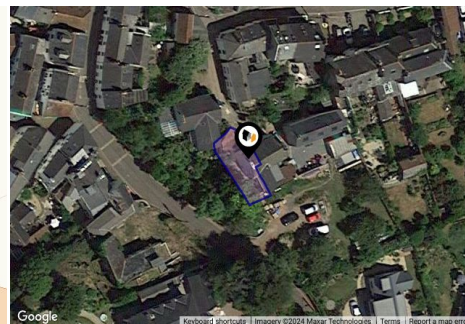
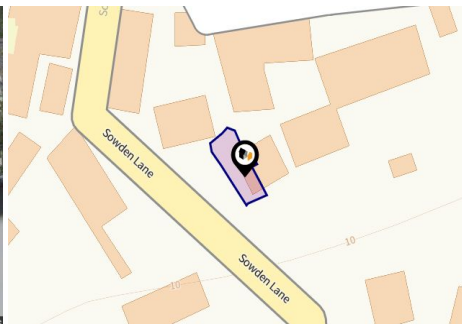
AGENTS NOTES:

Tenure: Freehold—vacant possession on completion. 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

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	Tenure:	Freehold
Year Built :	Before 1900		
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	No Risk
● Surface Water	Low

Satellite/Fibre TV Availability:



Planning records for: *Anchorage, 2 Hillside Cottages, Underhill, Lymptone, Exmouth, EX8 5HQ*

Reference - 23/1959/FUL
Decision: Withdrawn
Date: 13th September 2023
Description: Construction of new garage and extension of front porch
Reference - 77669
Decision: Withdrawn
Date: 13th September 2023
Description: Application for listed building consent for conversion of a disused agricultural barn to dwelling (amended plans)
Reference - 23/1142/CAT
Decision: Withdrawn
Date: 13th September 2023
Description: Wild damson or plum tree. No. 1 on the sketch plan. A substantial tree in a garden with other trees, bushes etc. Some of the branches of the tree reach out into and over the drive of the neighbouring property (owned by The Dales). They have broken the fence between the two properties. The foliage of the upper branches sometimes collides with high-sided vehicles in the driveway of the Dales. The proposed work is to prune those branches that reach out into the neighbouring property. This will enable the replacement of the broken fence (for which I am responsible) and avoid further damage. Also upper branches which reach out into the driveway need to be pruned. The tree itself will not be cut down nor will the pruning damage the continued life of the tree as a whole. The work will be completed by a tree surgeon (Neil Bygrave, Exeter Tree and Garden care)- a provisional date of Sat Nov 18 has been agreed, if approval is given by that date. The proposal has been discussed and agreed with the maintenance staff of the Dales.
Reference - 1/0892/2023/SEC106
Decision: Withdrawn
Date: 13th September 2023
Description: Discharge Clause 1.1, Part 1 & Clause 2.1, Part 2 of Schedule 2 of S106 pursuant to planning permission 1/0555/2018/OUTM

Planning records for: *Anchorage, 2 Hillside Cottages, Underhill, Lymptone, Exmouth, EX8 5HQ*

Reference - 3093/23/VAR
Decision: Withdrawn
Date: 13th September 2023
Description: Application for the variation of condition 2 (approved drawings) of planning consent 1079/20/FUL
Reference - 23/01709/HOU
Decision: Decided
Date: 13th September 2023
Description: Garage (revised scheme)
Reference - 3093/23/VAR
Decision: Withdrawn
Date: 13th September 2023
Description: Application for the variation of condition 2 (approved drawings) of planning consent 1079/20/FUL
Reference - 21/1729/FUL
Decision: Approved
Date: 29th June 2021
Description: First floor rear extension replacing existing extension.





**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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2 Hillside Cottages, Underhill, Lymstone, EX8 5HQ

Energy rating

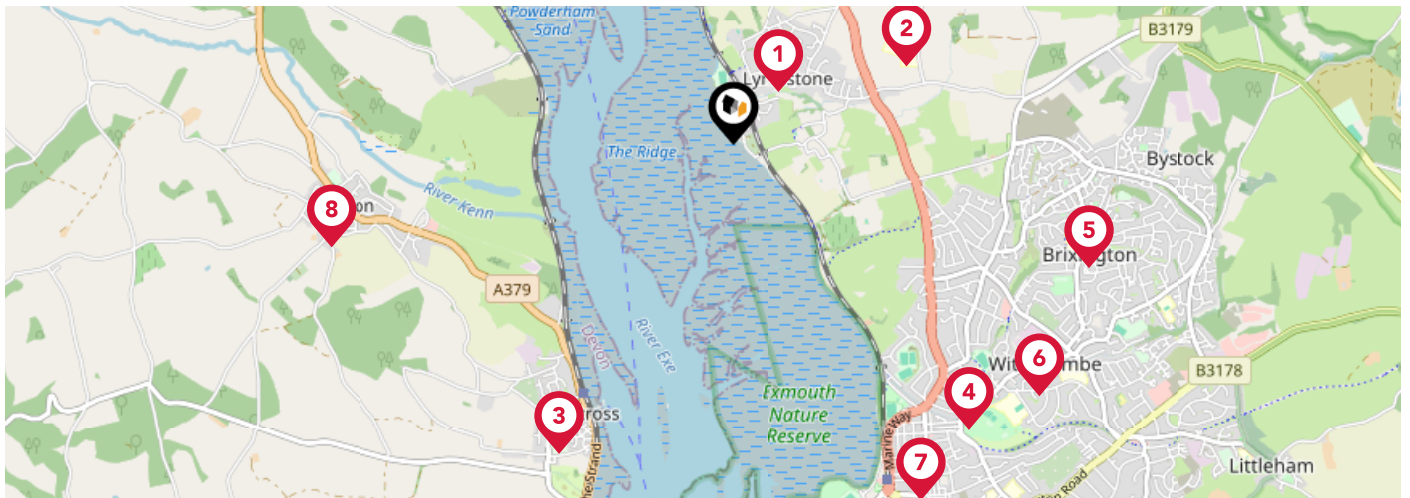
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Valid until 02.11.2032

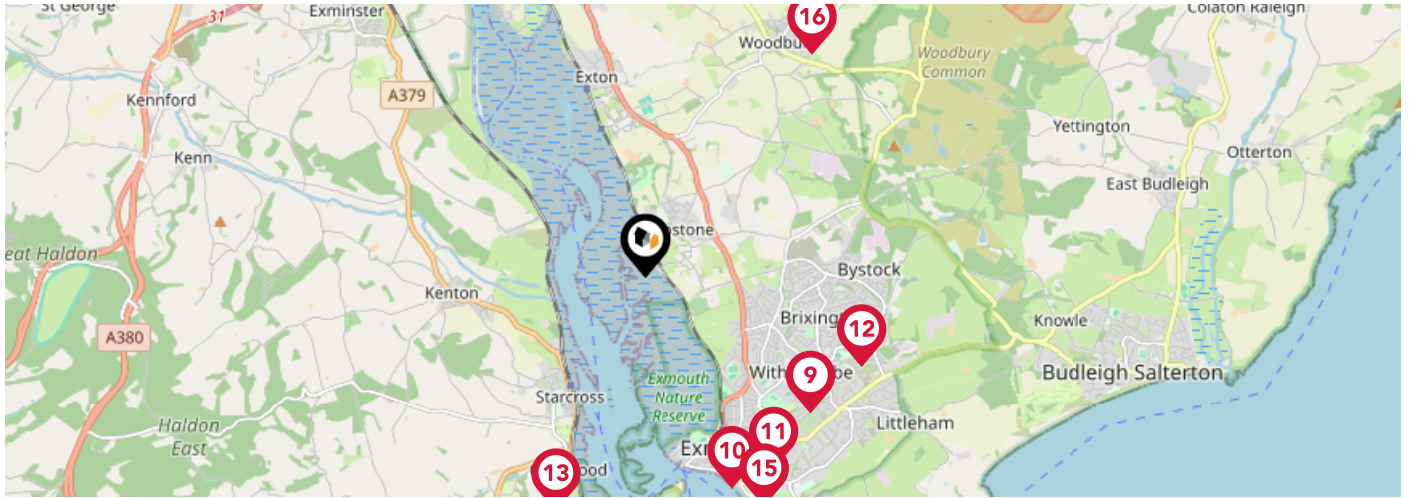
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

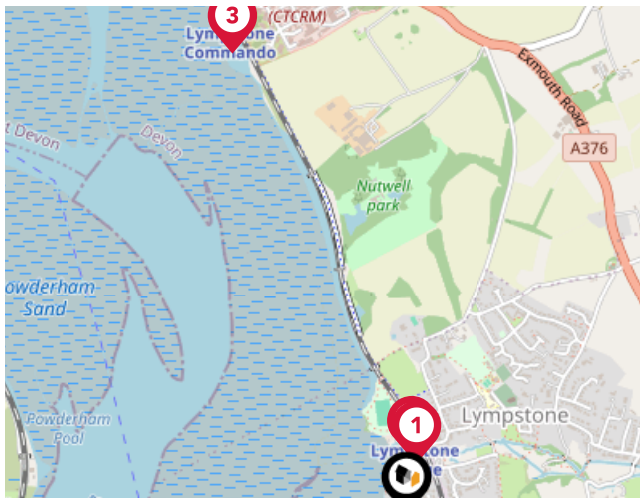
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	80 m ²



	Nursery	Primary	Secondary	College	Private
1 Lympstone Church of England Primary School Ofsted Rating: Good Pupils: 155 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 St Peter's Preparatory School Ofsted Rating: Not Rated Pupils: 285 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Starcross Primary School Ofsted Rating: Good Pupils: 190 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Exmouth Community College Ofsted Rating: Requires Improvement Pupils: 2226 Distance:1.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Brixington Primary Academy Ofsted Rating: Good Pupils: 377 Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Withycombe Raleigh Church of England Primary School Ofsted Rating: Good Pupils: 621 Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Exeter Road Community Primary School Ofsted Rating: Good Pupils: 230 Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Kenton Primary School Ofsted Rating: Good Pupils: 101 Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

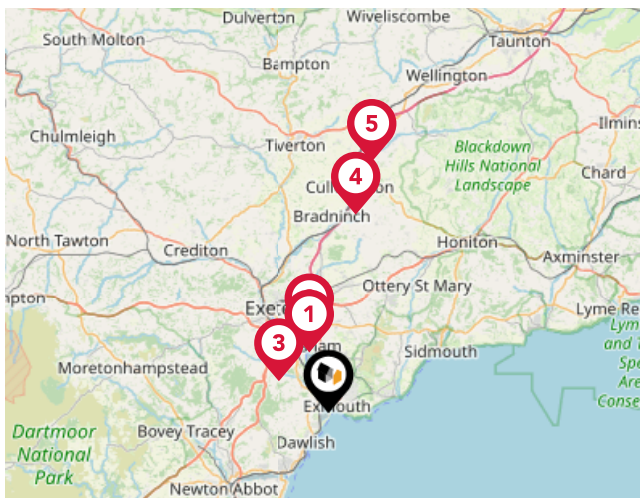


	Nursery	Primary	Secondary	College	Private
 Marpool Primary School Ofsted Rating: Good Pupils: 450 Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Beacon Church of England (VA) Primary School Ofsted Rating: Good Pupils: 196 Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Joseph's Catholic Primary School, Exmouth Ofsted Rating: Good Pupils: 193 Distance:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bassetts Farm Primary School Ofsted Rating: Good Pupils: 405 Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Cockwood Primary School Ofsted Rating: Good Pupils: 94 Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Exeter Royal Academy for Deaf Education Ofsted Rating: Requires improvement Pupils:0 Distance:2.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Exeter Royal Academy for Deaf Education Ofsted Rating: Requires Improvement Pupils: 31 Distance:2.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Woodbury Church of England Primary School Ofsted Rating: Good Pupils: 192 Distance:2.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



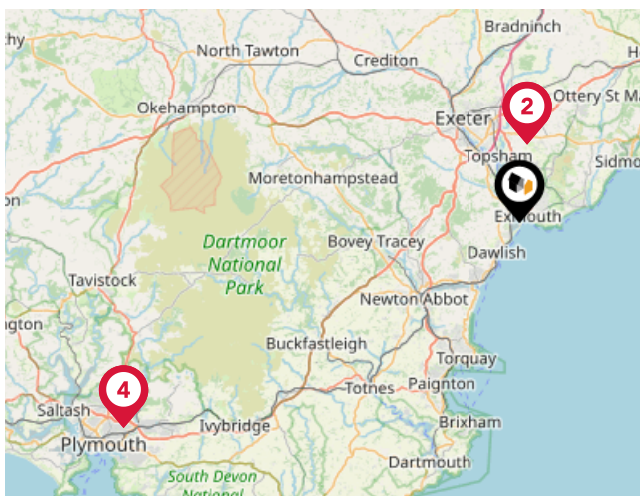
National Rail Stations

Pin	Name	Distance
1	Lymington Village Rail Station	0.12 miles
2	Lymington Village Rail Station	0.13 miles
3	Lymington Commando Rail Station	1.16 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J30	4.77 miles
2	M5 J29	5.88 miles
3	M5 J31	4.37 miles
4	M5 J28	14.97 miles
5	M5 J27	19.08 miles

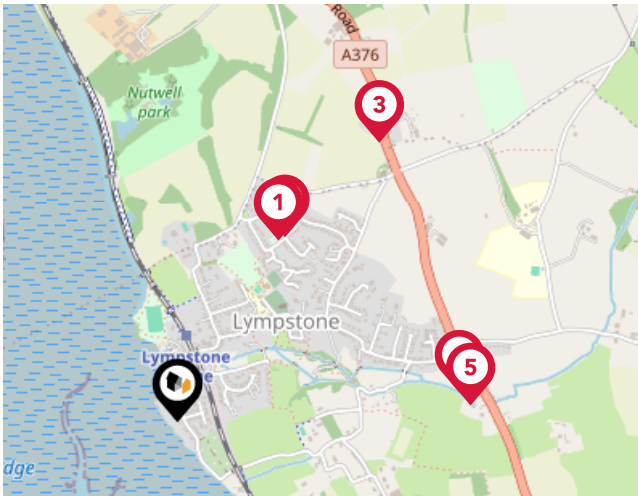


Airports/Helipads

Pin	Name	Distance
1	Exeter International Airport	5.88 miles
2	Exeter International Airport	5.88 miles
3	Plymouth City Airport	33.62 miles
4	Plymouth City Airport	33.62 miles

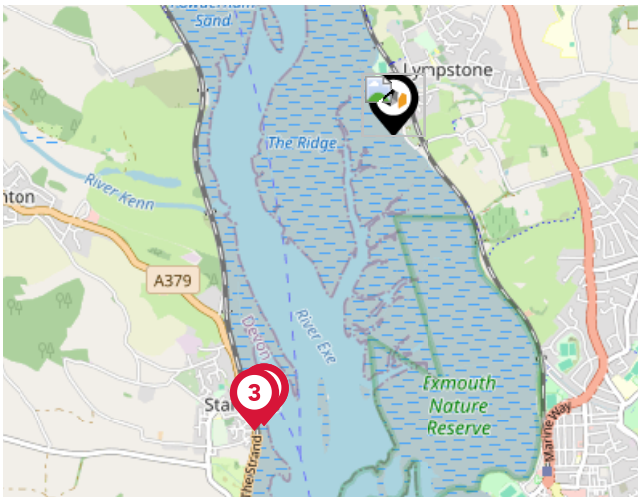
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Marine Estate	0.49 miles
2	Marine Estate	0.5 miles
3	Gulliford	0.81 miles
4	Saddlers Arms	0.67 miles
5	Saddlers Arms	0.69 miles



Ferry Terminals

Pin	Name	Distance
1	Starcross Ferry Landing	1.49 miles
2	Starcross Ferry Landing	1.49 miles
3	Starcross Ferry Landing	1.54 miles

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eXp UK

BESPOKE ESTATE AGENT

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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.

Testimonial 1



Richard dealt with both the sale of my property and the purchase of another. He was absolutely first-class and professional. I would not hesitate to use his services again if ever I needed to. Thank you, Richard, for making the whole process as smooth as possible.

Brenda Marks

Testimonial 2



From day one, I was struck by Richard's promised loyalty and professionalism. I was not disappointed. Knowing he was always available for any query was a good feeling. I would not hesitate to recommend.

Sue Southard

Testimonial 3



An excellent bespoke service, nothing was too much trouble, and Richard's expertise was invaluable. The quality of all aspects was extremely high, from the photos, video, booking of appointments to viewings and negotiations. Richard's professionalism and years of experience shone through and provided a genuine and trustworthy service. We highly recommend Richard Boud Estate Agent.

Malcolm Newton

Testimonial 4



The best! Richard sold my house very quickly and for an excellent price. He then held together a complex and shifting chain to completion. Throughout the whole process, he was always available, always responsive, always professional and positive. Having witnessed the work of several local estate agents involved in my chain, I can honestly say the quality service he offers is in a different league.

Toby Robertson



/richardboudestateagent

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