

RICHARD BOUD

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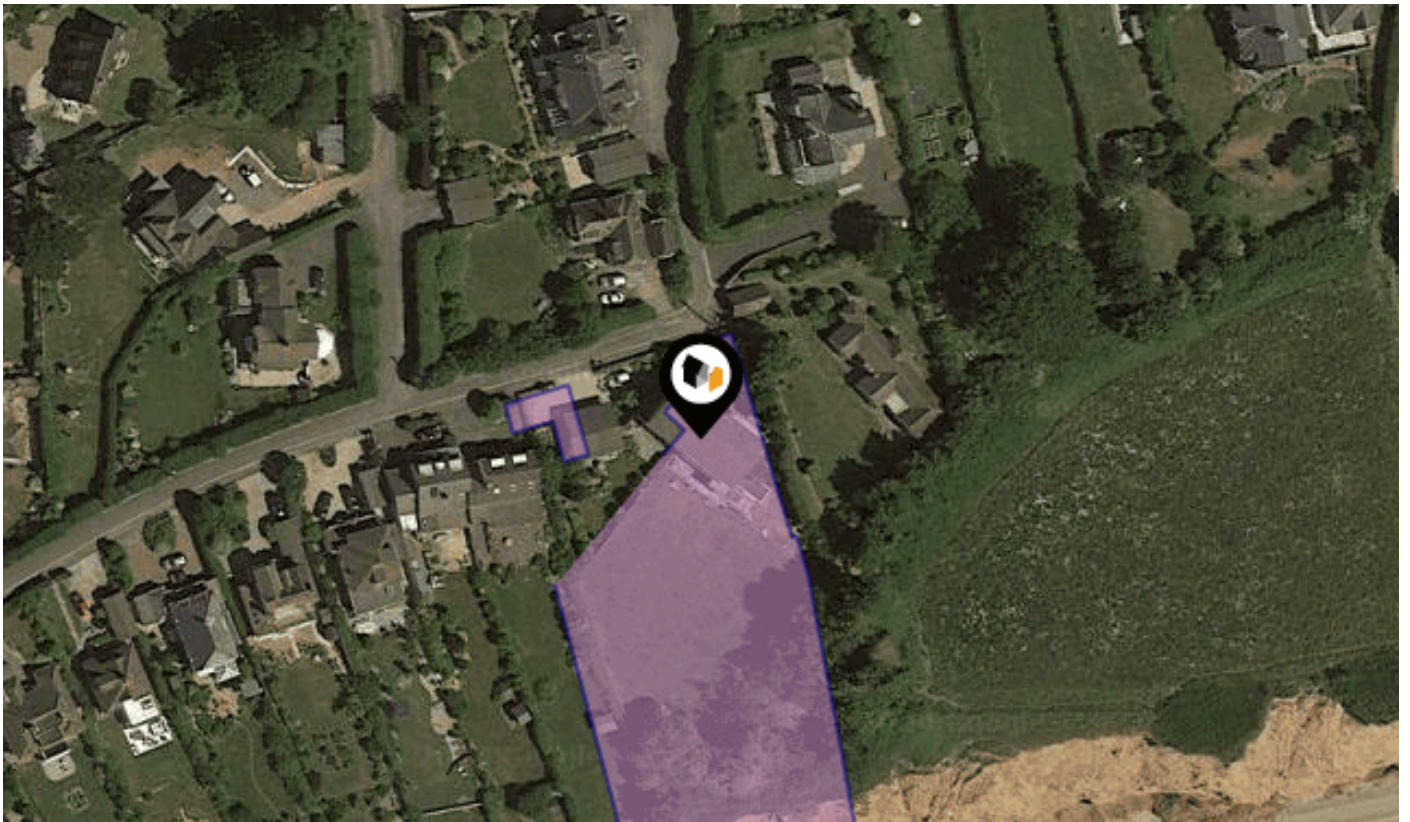
BESPOKE ESTATE AGENT



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area



LONGWOOD, 14, CLIFF ROAD, SIDMOUTH, EX10 8JN

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Longwood is a unique residence with stunning panoramic coastal views and large-level gardens on the outskirts of Sidmouth. This individual house is set well back from the cliff edge, occupying about 0.8 acres and featuring a small wooded copse.

The well-presented property boasts spacious accommodation spread over two floors with breathtaking sea and coastal views from the main rooms. The property offers many benefits and features, such as gas central heating, aluminium double glazing, a roomy entrance vestibule, and a large reception hall. It also comprises a large sitting/dining room with bifold doors that open onto a sun terrace, providing a picturesque view of the sea. The property further includes a kitchen/breakfast room, utility room, shower room/WC, store rooms and boiler room. An impressive staircase leads to a large landing with doors that open onto four double bedrooms, including the main bedroom, which features an en-suite shower/WC. Additionally, there is a further bathroom and showroom available.

The large gardens are set on the circa. 0.8 acre plot and has expansive lawns and winding paths through a small woodland. A summerhouse offers stunning coastal views, with lighting and power supply. There is also a large double garage with parking in the drive and separate additional parking spaces.

In addition there is potential for Longwood to be extended or the accommodation reconfigured, subject to any necessary permissions, making it a more lovely home. The fact that there was a planning application with East Devon District Council for a single-storey extension, terrace, and steps (Ref:20/1777/FUL) indicates that there are options for further development. Note: this application has now lapsed.

Longwood is a remarkable property that offers both tranquillity and versatility owing to its prime residential location. It is situated within a short walk of about 1/4 of a mile from Sidmouth's town centre and seafront. Overall, it is a unique property with great potential for further enhancement and is highly desirable.

AGENTS NOTES:

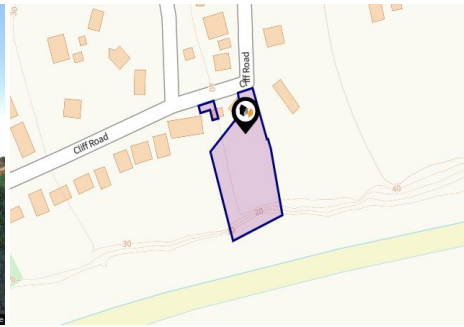
Tenure: Freehold - vacant possession on completion. Also, to smooth the way for the purchase, there is NO ONWARD CHAIN with the sale.

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

EPC Rating: C

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

Coastal Erosion Defence Information: For details of the Sidmouth and East Beach Management Plan and Scheme, see the EDDC website: <https://eastdevon.gov.uk/beaches-harbours-and-coastal-information/coastal-protection/beach-management-plans/sidmouth-and-east-beach-management-plan-and-scheme/>



Property

Type:	Semi-Detached	Last Sold Date:	12/10/2006
Bedrooms:	4	Last Sold Price:	£485,000
Floor Area:	2,421 ft ² / 225 m ²	Last Sold £/ft²:	£223
Plot Area:	0.8 acres	Guide Price:	£800,000
Year Built :	1976-1982	Tenure:	Freehold
Council Tax :	Band G		
Annual Estimate:	£3,549		
Title Number:	DN97093		
UPRN:	100040194596		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

Planning records for: *Longwood, 14, Cliff Road, Sidmouth, EX10 8JN*

Reference - 20/2618/FUL
Decision: Withdrawn
Date: 27th November 2020
Description: Construction of two storey extension
Reference - 20/1777/FUL
Decision: Approved
Date: 04th October 2020
Description: One Storey Extension
Reference - EastDevon/12/1164/FUL
Decision: Decided
Date: 06th June 2012
Description: Replacement and extension of balcony on south west elevation
Reference - EastDevon/08/0834/FUL
Decision: Decided
Date: 25th March 2008
Description: Construction of rear extension with roof terrace and front extension with balcony







LONGWOOD, 14, CLIFF ROAD, SIDMOUTH, EX10 8JN

GROUND FLOOR



1ST FLOOR



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

14 CLIFF ROAD, SIDMOUTH, EX10 8JN

Energy rating

C

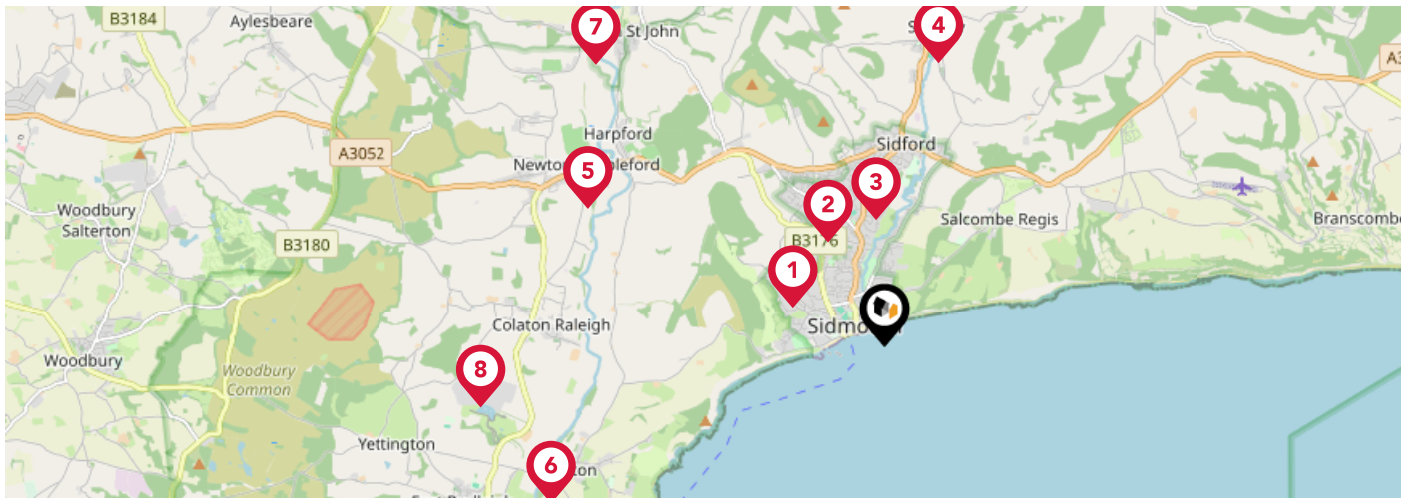
Valid until 12.12.2033

Certificate number
1637-6122-4309-0369-3296

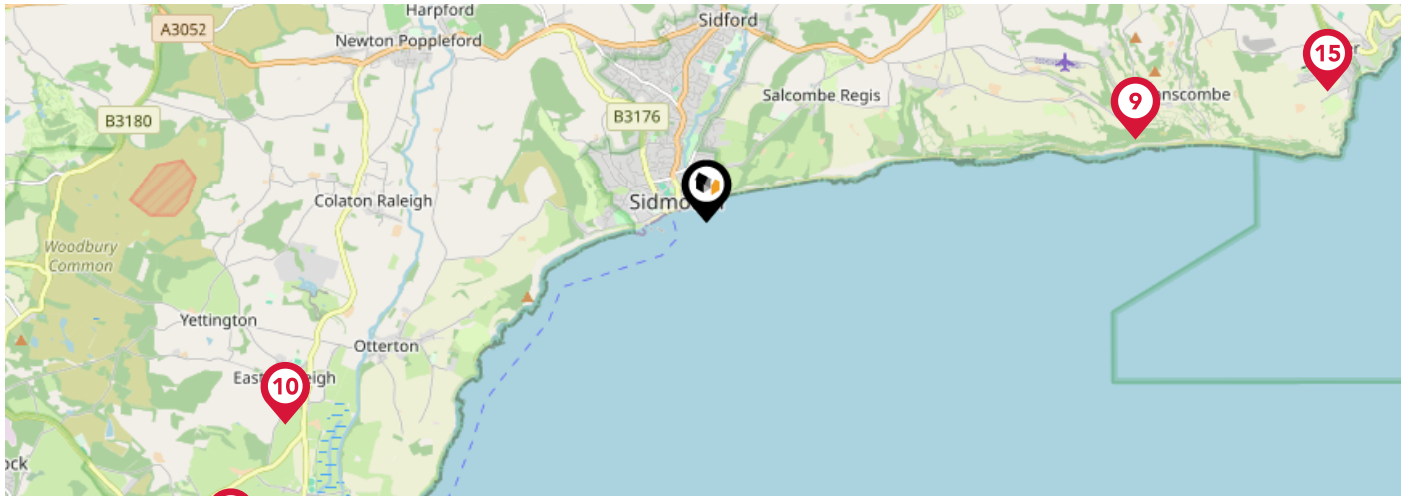
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Mostly double glazing
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	225 m ²



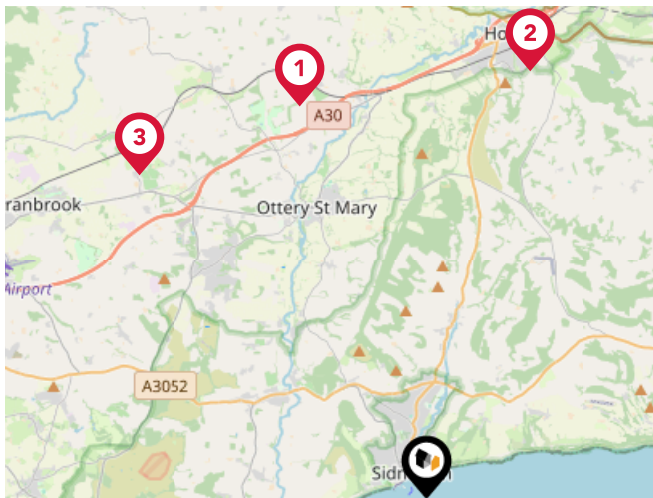
		Nursery	Primary	Secondary	College	Private
1	St John's School Ofsted Rating: Not Rated Pupils: 129 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Sidmouth Church of England (VA) Primary School Ofsted Rating: Good Pupils: 503 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Sidmouth College Ofsted Rating: Good Pupils: 724 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Sidbury Church of England Primary School Ofsted Rating: Good Pupils: 168 Distance:2.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Newton Poppleford Primary School Ofsted Rating: Good Pupils: 193 Distance:3.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Otterton Church of England Primary School Ofsted Rating: Good Pupils: 62 Distance:3.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Tipton St John Church of England Primary School Ofsted Rating: Good Pupils: 87 Distance:3.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Mill Water School Ofsted Rating: Good Pupils: 117 Distance:3.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 Branscombe Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 30 Distance:4.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Drake's Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 59 Distance:4.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Ottery St Mary Primary School</p> <p>Ofsted Rating: Good Pupils: 426 Distance:5.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 St Peter's Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 336 Distance:5.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 The King's School</p> <p>Ofsted Rating: Outstanding Pupils: 1115 Distance:5.54</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 West Hill Primary School</p> <p>Ofsted Rating: Good Pupils: 216 Distance:5.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Beer Church of England Primary School</p> <p>Ofsted Rating: Requires Improvement Pupils: 115 Distance:5.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Farway Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 22 Distance:6.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

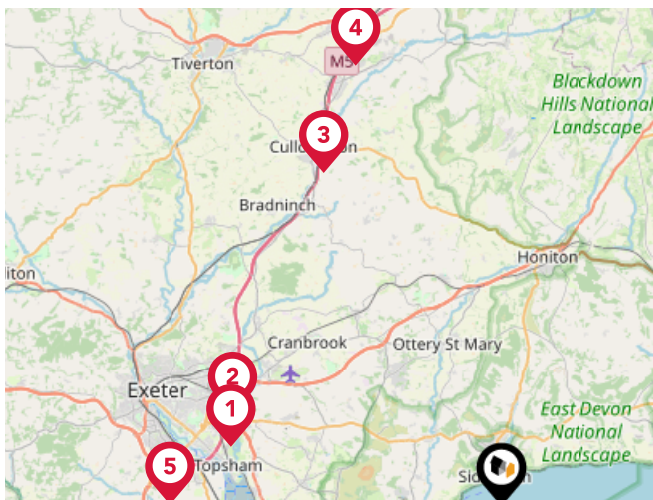
Area

Transport (National)



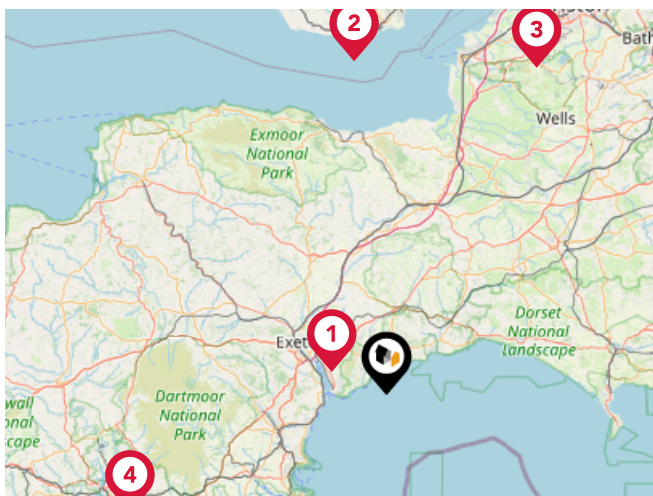
National Rail Stations

Pin	Name	Distance
1	Feniton Rail Station	7.73 miles
2	Honiton Rail Station	8.28 miles
3	Whimble Rail Station	8.12 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J30	10.43 miles
2	M5 J29	10.68 miles
3	M5 J28	14.16 miles
4	M5 J27	17.33 miles
5	M5 J31	12.46 miles

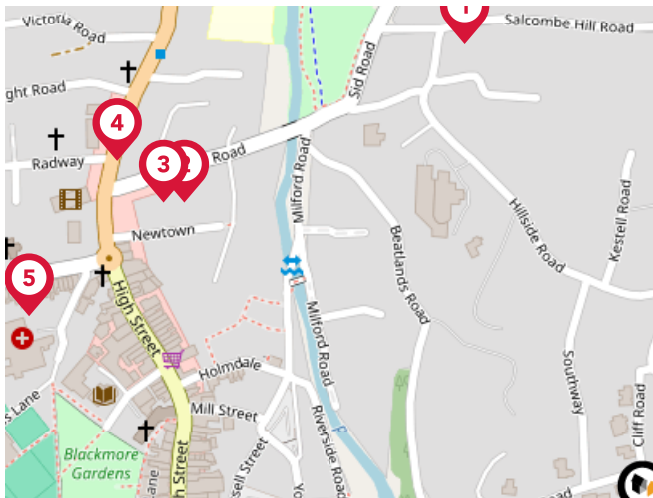


Airports/Helipads

Pin	Name	Distance
1	Exeter International Airport	8.85 miles
2	Cardiff International Airport	49.89 miles
3	Bristol International Airport	53.85 miles
4	Plymouth City Airport	42.54 miles

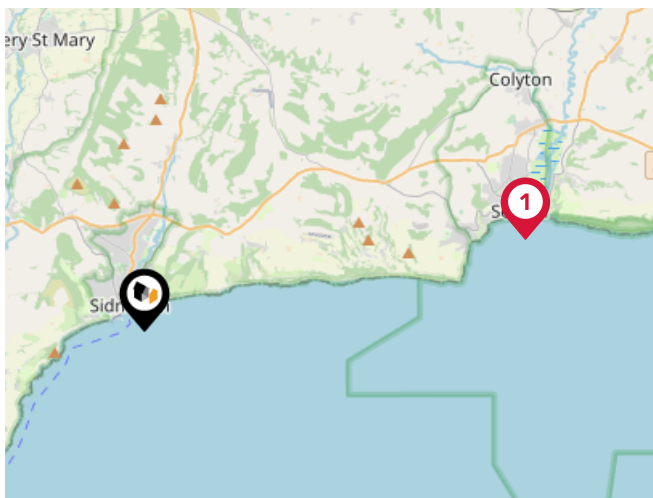
Area

Transport (Local)



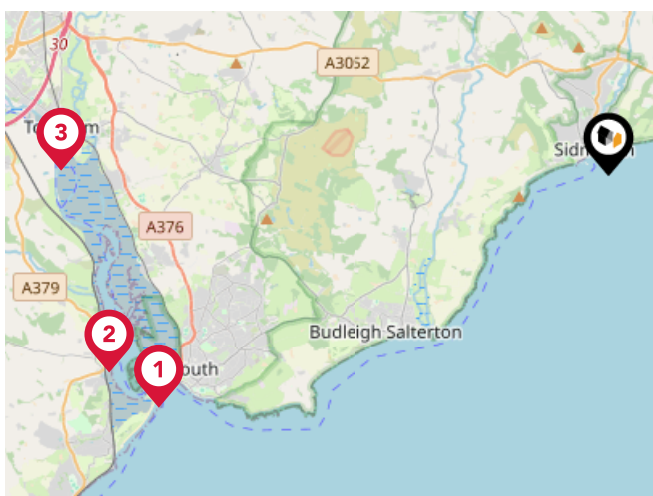
Bus Stops/Stations

Pin	Name	Distance
1	Salcombe Hill Road	0.3 miles
2	Salcombe Road	0.33 miles
3	Salcombe Road	0.34 miles
4	Post Office	0.38 miles
5	All Saints Church	0.38 miles



Local Connections

Pin	Name	Distance
1	Seaton Terminus (Seaton Tramway)	7.36 miles



Ferry Terminals

Pin	Name	Distance
1	Exmouth Ferry Landing	9.52 miles
2	Starcross Ferry Landing	10.09 miles
3	Topsham (Turf Lock Ferry) Ferry Landing	10.28 miles

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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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