

RICHARD BOUD

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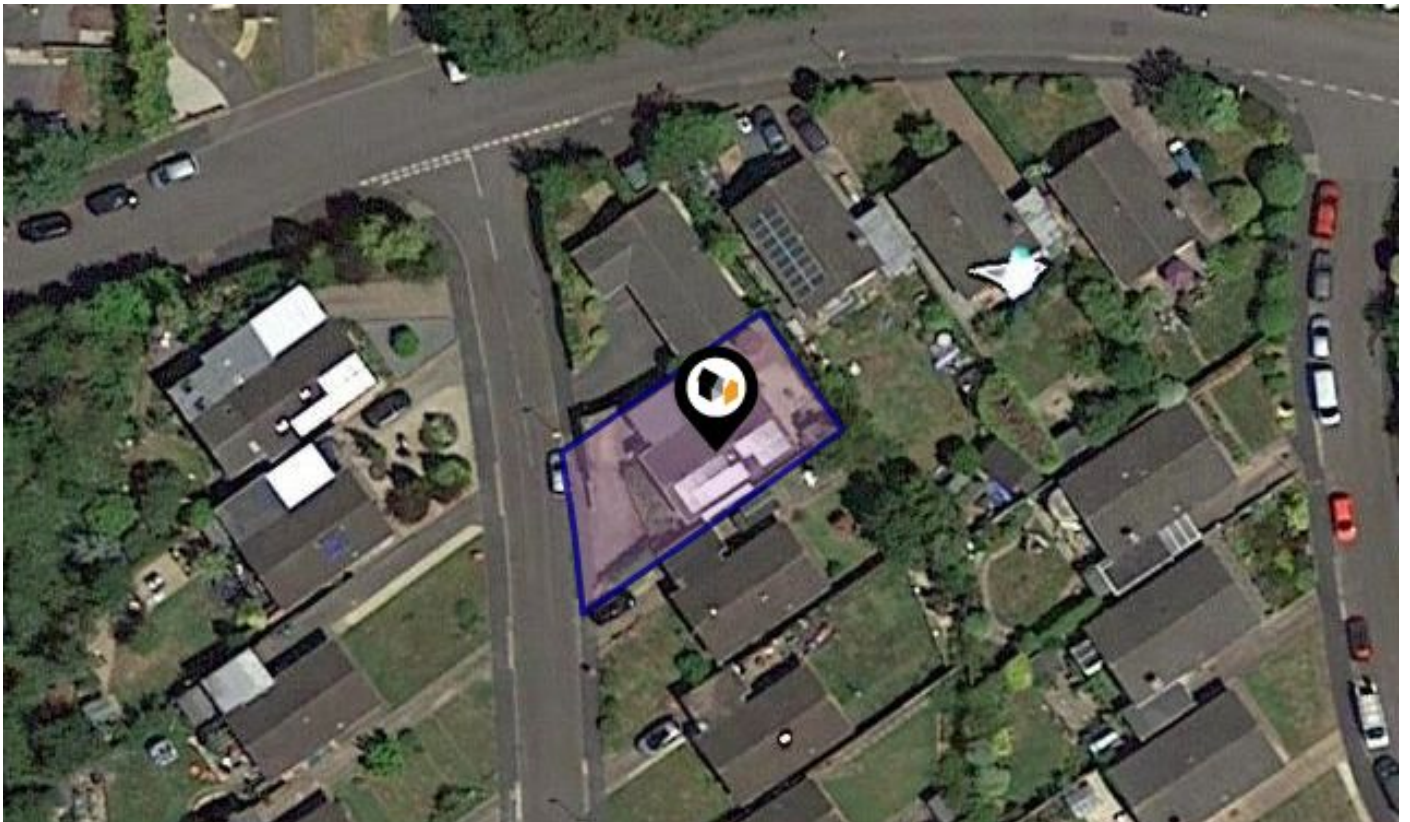
BESPOKE ESTATE AGENT



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area



46, PARTRIDGE ROAD, EXMOUTH, EX8 4PH

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Know any property instantly

Welcome to this charming three-bedroom detached bungalow, ideally situated in a sought-after residential area close to local shops and bus routes within the picturesque seaside town of Exmouth. The property boasts breathtaking, far-reaching sea and coastal views that stretch across Exmouth to Lyme Bay.

This well-maintained bungalow offers a comfortable and inviting energy-efficient living space with the following features to include gas central heating, uPVC double glazing, and money-saving photovoltaic solar panels to supplement your electricity usage. There is a large hallway with a door to a light and spacious lounge with the stunning views mentioned above. From the lounge is a door to the kitchen/diner, which has a range of modern white-fronted units with black worktops; integrated appliances include an electric cooker, gas hob, cooker hood, fridge, freezer & washing machine. Off the kitchen is a double-glazed side lobby. An inner hallway from the lounge leads to the three double bedrooms and walk-in shower room/WC.

Outside is a front garden and driveway with parking leading to an attached single garage with an up-and-over door, light, power and a high ceiling for an additional potential storage area. Pedestrian access leads to the fully enclosed rear garden, landscaped with easy maintenance. Additionally, there is a delightful summerhouse, useful greenhouse and shed.

This charming bungalow offers a perfect blend of comfort, functionality, and style. Don't miss the opportunity to make this your home in the lovely seaside town of Exmouth. For a quicker and easier sale, there is no onward chain.

SUMMARY OF ACCOMMODATION:

Hall: 3.2m (10'6") x 1.3m (4'3")

Lounge: 4.3m (14'2") x 3.2m (10'6")

Kitchen/Diner: 5.4m (17'9") x 2.6m (8'6")

Side Lobby

Inner Hall

Bedroom 1: 3.2m (10'6") x 3.2m (10'6")

Bedroom 2: 3.2m (10'6") x 2.6m (8'6")

Bedroom 3: 3.1m (10'2") x 2.2m (7'3")

Shower Room/WC

Outside: Front garden. Driveway with parking. Fully enclosed rear garden with summerhouse, greenhouse & shed. **Single Garage:** 4.8m (15'9") x 2.6m (8'6") with light and power.

AGENTS NOTES:

Tenure: Freehold - vacant possession on completion.

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

EPC Rating: B

Services: Mains electric, gas, water, drainage, superfast broadband and photovoltaic solar panels. The photovoltaic solar panels are on a transferable 25-year and 3-month lease, Free Solar (Stage 1) Ltd, from 01/11/2011, which includes the maintenance of the system.



Property

| | |
|-------------------------|-----------------------------------------|
| Type: | Detached |
| Bedrooms: | 3 |
| Floor Area: | 731 ft ² / 68 m ² |
| Plot Area: | 0.07 acres |
| Year Built : | 1967-1975 |
| Council Tax : | Band D |
| Annual Estimate: | £2,130 |
| Title Number: | DN13751 |
| UPRN: | 100040174398 |

| | |
|------------------------------------|------------|
| Last Sold Date: | 27/09/2010 |
| Last Sold Price: | £225,000 |
| Last Sold £/ft²: | £294 |
| Tenure: | Freehold |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | |
|-------------------|---------------------|
| 27 mb/s | 1000 mb/s |
| | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

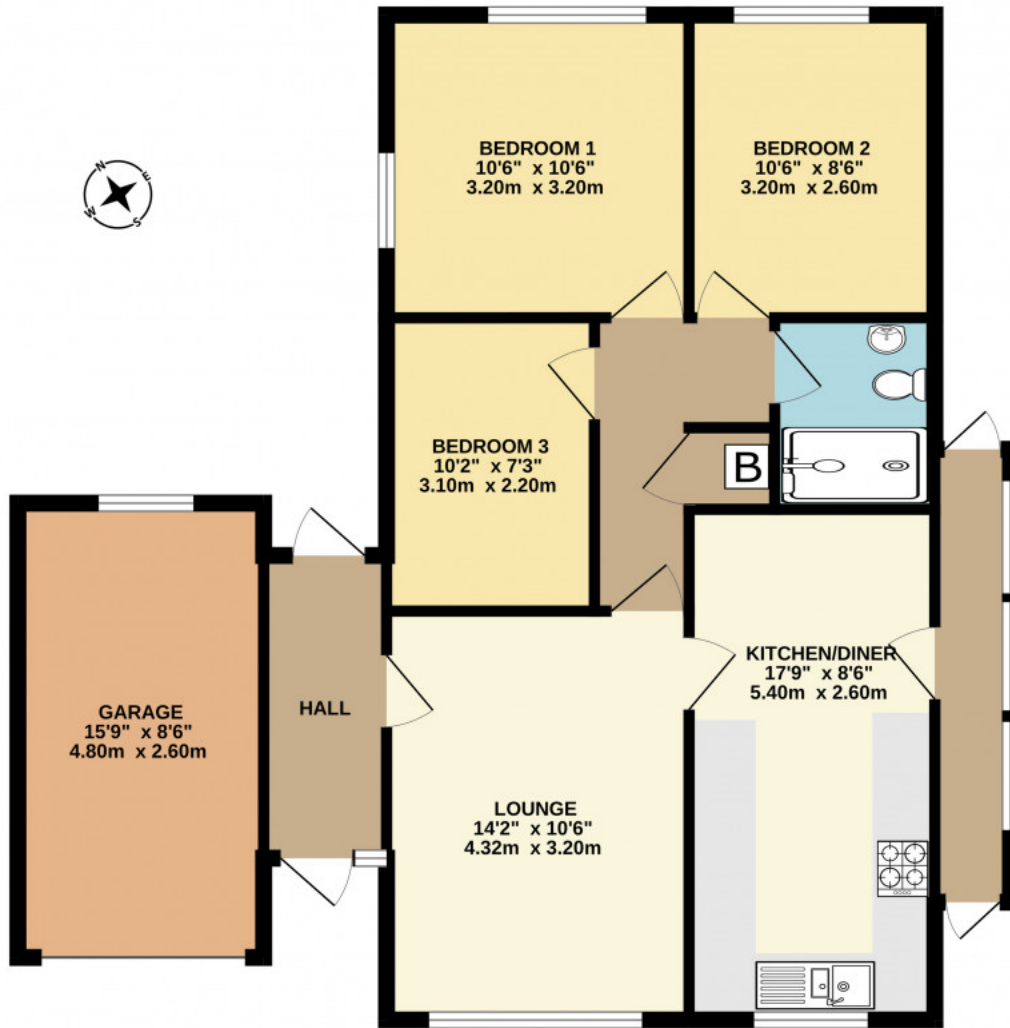






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GROUND FLOOR



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

46 Partridge Road EXMOUTH EX8 4PH

Energy rating

B

Valid until 08.01.2034

Certificate number
0234-7629-3300-0338-3202

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 83 B | 88 B |
| 69-80 | C | | |
| 55-68 | 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.

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

Important - Please Read

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