

RICHARD BOUD

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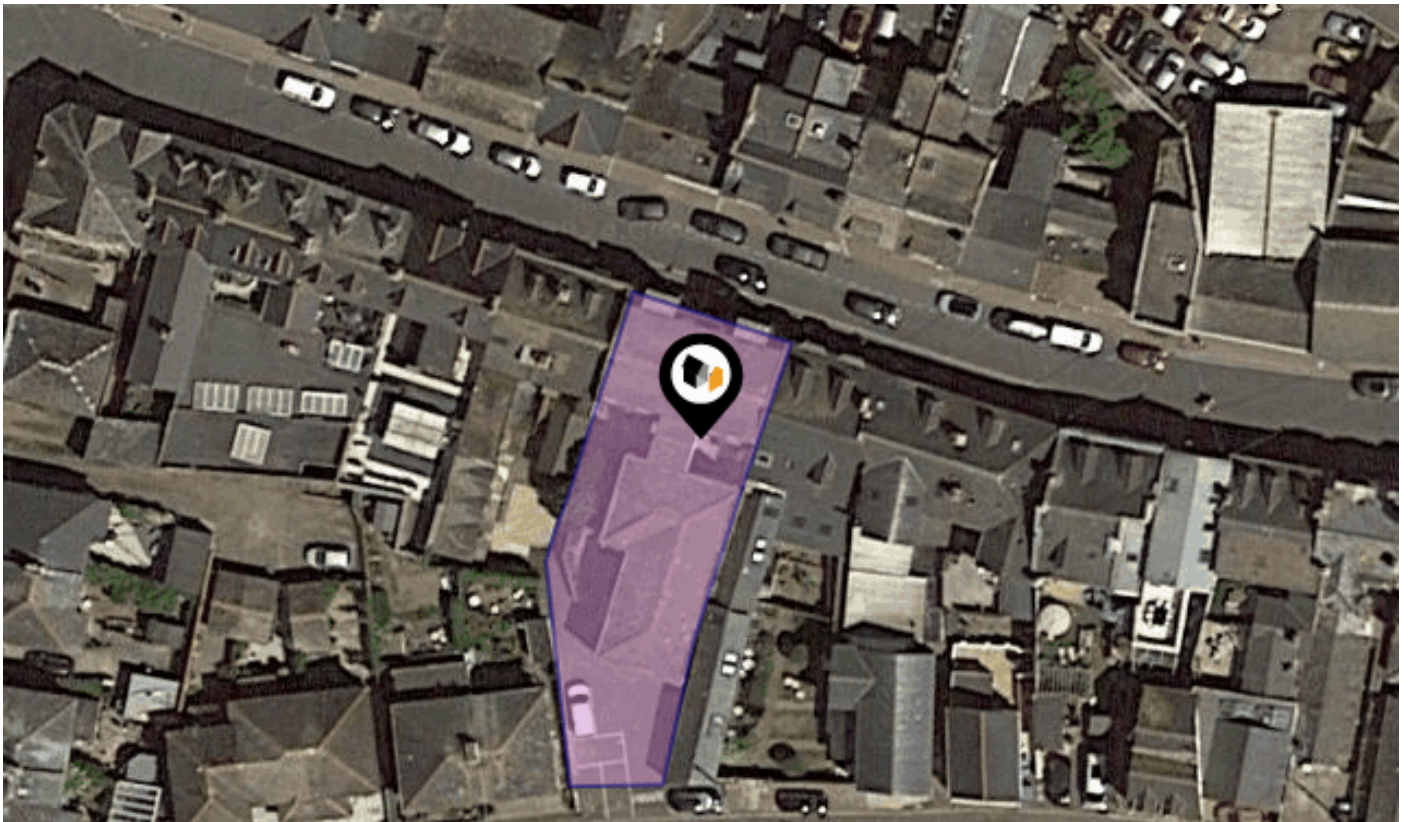
BESPOKE ESTATE AGENT



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area



FLAT 1, 15-17, HIGH STREET, BUDLEIGH SALTERTON, EX9 6LD

Richard Boud Estate Agent powered by eXp

Exmouth

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Know any property instantly

This spacious and well-presented ground-floor two-bedroom purpose-built flat is in the town centre, near the seafront, and set quietly behind the High Street, avoiding traffic noise.

The current owner has updated the flat, which is also in excellent decorative order. It features a refitted kitchen with a built-in electric oven and hob, a new contemporary tiled fitted modern bathroom, contemporary electric wall heaters and uPVC double glazing. The accommodation also features a spacious, welcoming reception hall with doors off to all principal rooms. There is a large L-shaped living room and two double bedrooms. The main bedroom has a fitted double wardrobe. Outside, an allocated parking space is located off Queen Street, which runs parallel to the High Street.

Ideal permanent home, holiday retreat or investment opportunity with no onward chain.

SUMMARY OF ACCOMMODATION:

Ground Floor

Communal Hallway with six steps leading to:

Private Reception Hall

Living Room: 7.3m (23'11") x 4.7m (15'5") overall

Kitchen: 2.6m (8'6") x 2.2m (7'3")

Bedroom 1: 3.9m (12'10") x 2.7m (8'10")

Bedroom 2: 3.7m (12'2") x 2.5m (8'2")

Bathroom/WC

Outside: Allocated parking space

AGENTS NOTES:

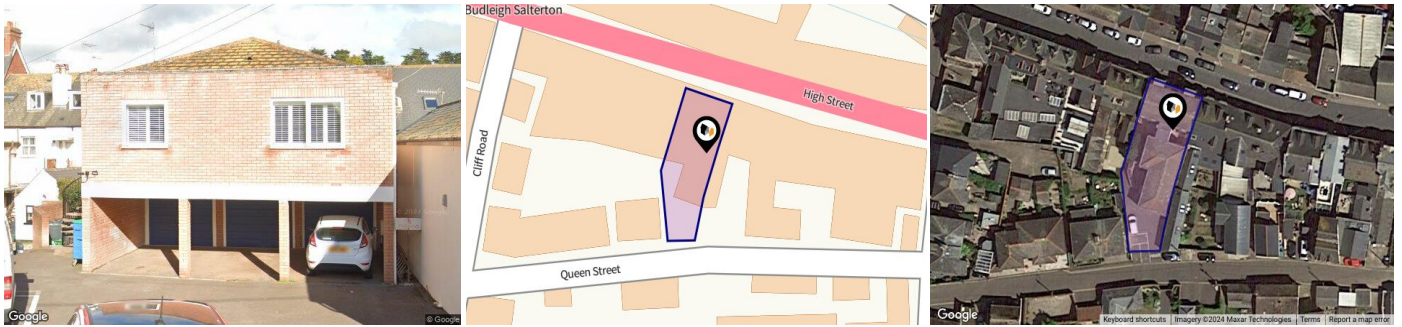
Tenure: Share of Freehold (1/6th share) with leasehold. Lease Term 999 Years from 25 December 1976. Lease term remaining 952 years. Vacant possession on completion with no onward chain.

Management Charges: £900 per annum, including ground rent and building insurance. (Paid in two instalments).

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

EPC Rating: E

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



Property

Type:	Flat / Maisonette	Last Sold Date:	14/12/2017
Bedrooms:	2	Last Sold Price:	£157,000
Floor Area:	753 ft ² / 69 m ²	Last Sold £/ft²:	£208
Plot Area:	0.13 acres	Tenure:	Leasehold
Year Built :	1976-1982	Start Date:	01/12/1977
Council Tax :	Band C	End Date:	25/12/2975
Annual Estimate:	£2,087	Lease Term:	999 years from 25 December 1976
Title Number:	DN73633	Term Remaining:	951 years
UPRN:	100040158026		

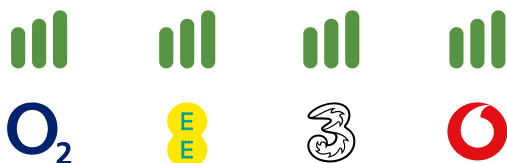
Local Area

Local Authority:	East devon
Conservation Area:	Budleigh Salterton
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

20 mb/s	80 mb/s	- mb/s

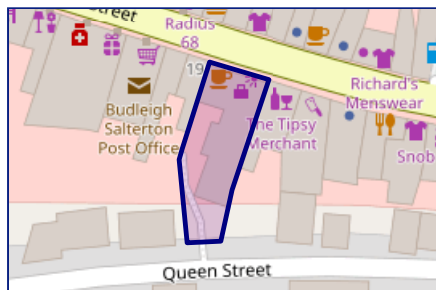
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

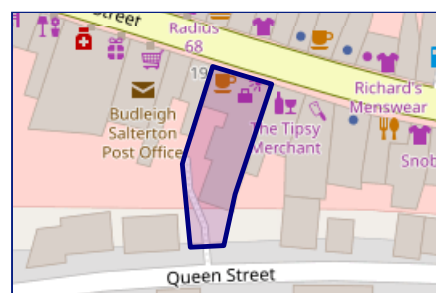


Freehold Title Plan



DN97458

Leasehold Title Plan



DN73633

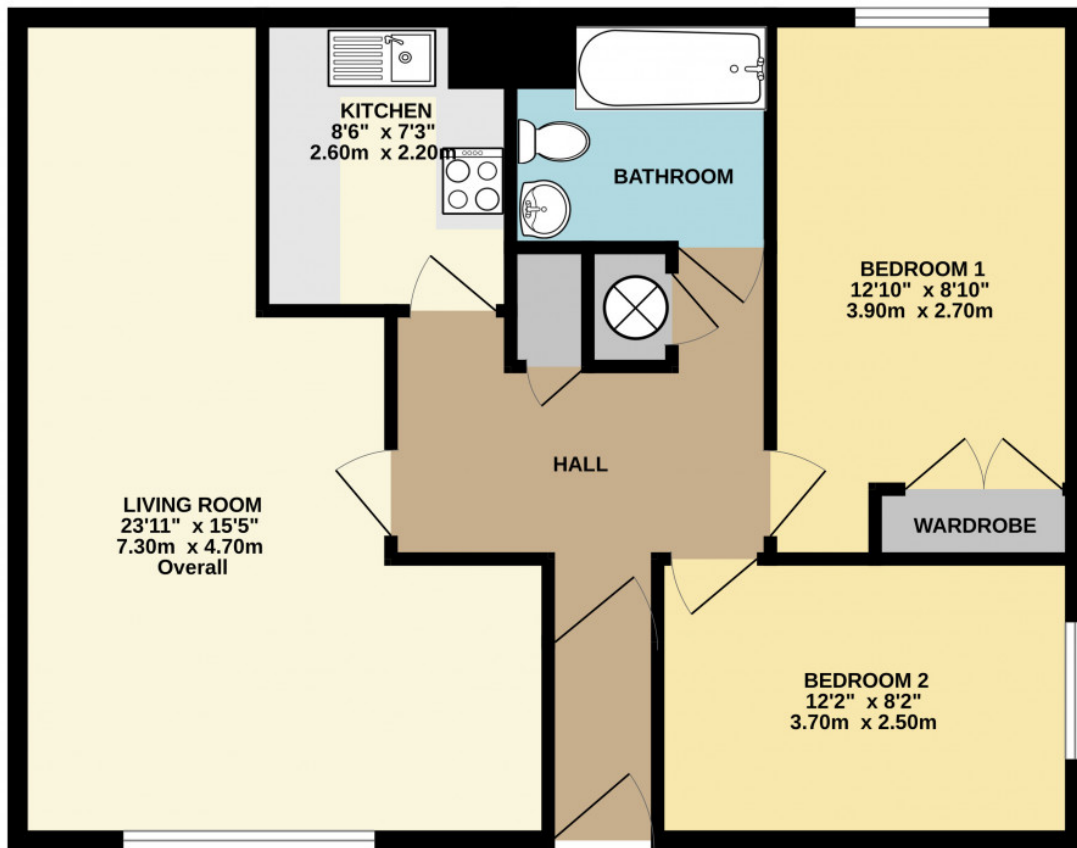
Start Date: 01/12/1977
End Date: 25/12/2975
Lease Term: 999 years from 25 December 1976
Term Remaining: 951 years





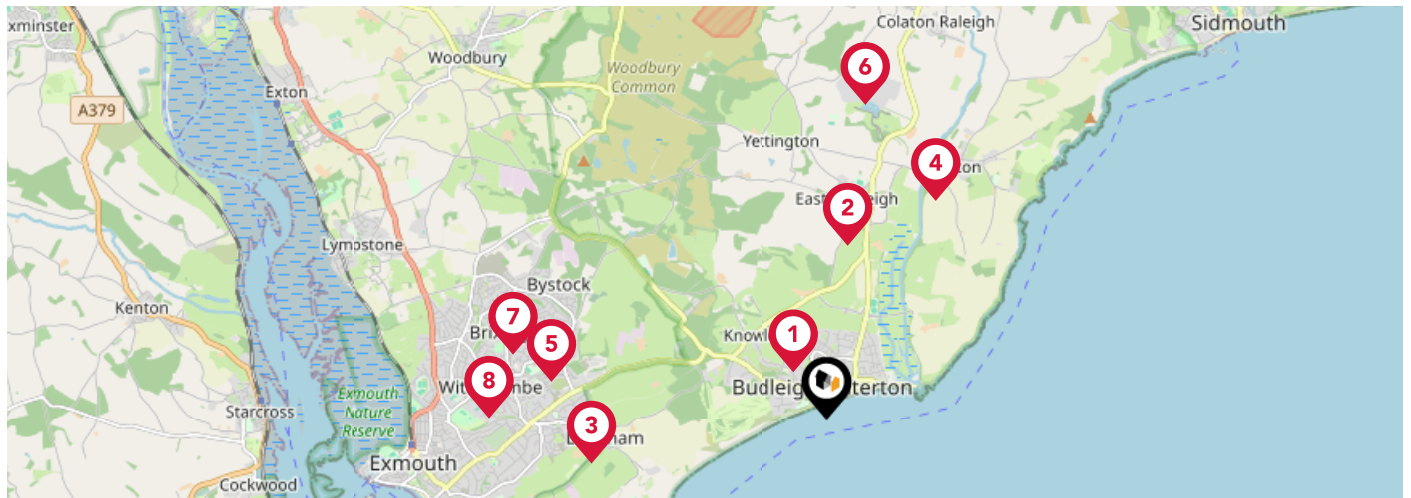
**FLAT 1, 15-17, HIGH STREET, BUDLEIGH SALTERTON, EX9
6LD**

GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.

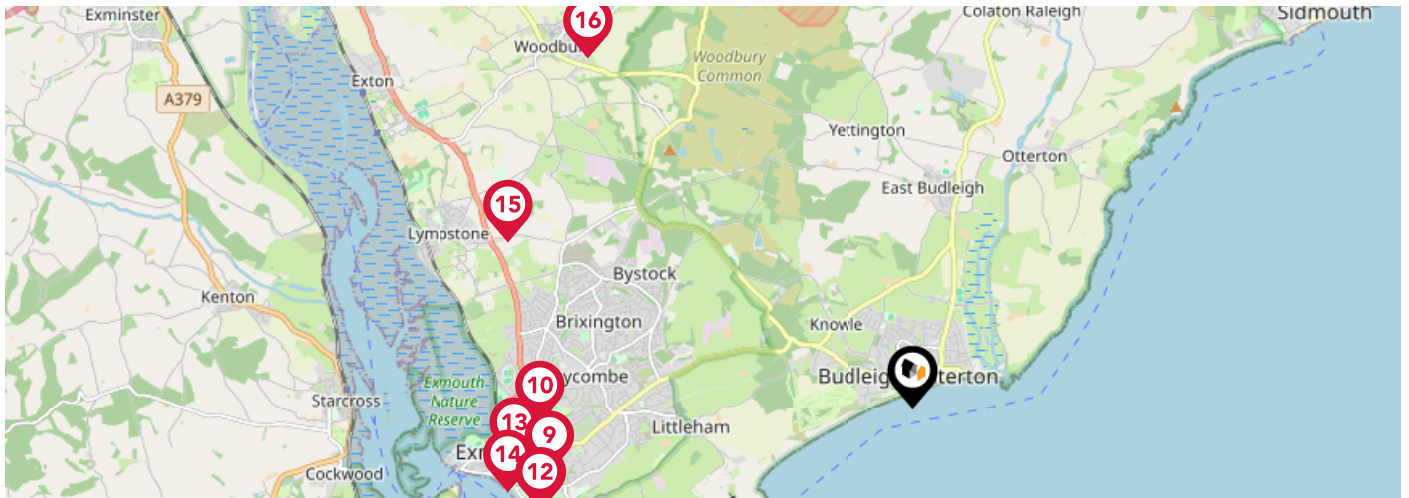


TOTAL FLOOR AREA : 753 sq.ft. (70.0 sq.m.) approx.

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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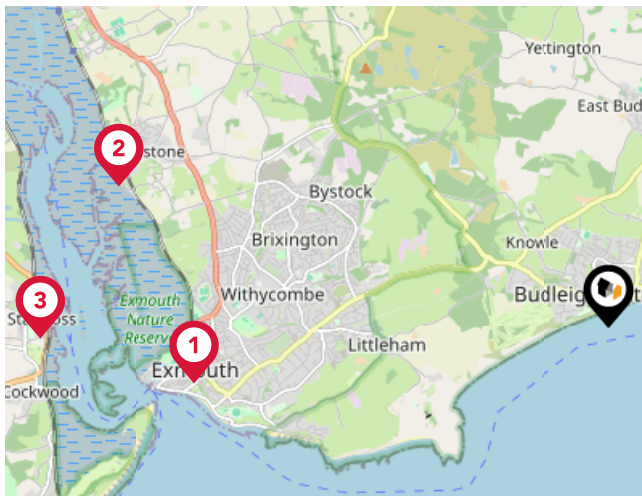
		Nursery	Primary	Secondary	College	Private
1	St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 315 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Drake's Church of England Primary School Ofsted Rating: Good Pupils: 37 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Littleham Church of England Primary School Ofsted Rating: Not Rated Pupils:0 Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ottertton Church of England Primary School Ofsted Rating: Good Pupils: 47 Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bassetts Farm Primary School Ofsted Rating: Good Pupils: 470 Distance:2.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Mill Water School Ofsted Rating: Good Pupils: 121 Distance:2.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Brixington Primary Academy Ofsted Rating: Good Pupils: 330 Distance:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Withycombe Raleigh Church of England Primary School Ofsted Rating: Good Pupils: 611 Distance:3.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 St Joseph's Catholic Primary School, Exmouth Ofsted Rating: Good Pupils: 183 Distance:3.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Exmouth Community College Ofsted Rating: Requires improvement Pupils: 2187 Distance:3.51</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Exeter Royal Academy for Deaf Education Ofsted Rating: Requires improvement Pupils:0 Distance:3.62</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Exeter Royal Academy for Deaf Education Ofsted Rating: Good Pupils: 50 Distance:3.63</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Exeter Road Community Primary School Ofsted Rating: Requires improvement Pupils: 196 Distance:3.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 The Beacon Church of England (VA) Primary School Ofsted Rating: Good Pupils: 166 Distance:3.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St Peter's Preparatory School Ofsted Rating: Not Rated Pupils: 305 Distance:4.11</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Woodbury Church of England Primary School Ofsted Rating: Good Pupils: 193 Distance:4.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

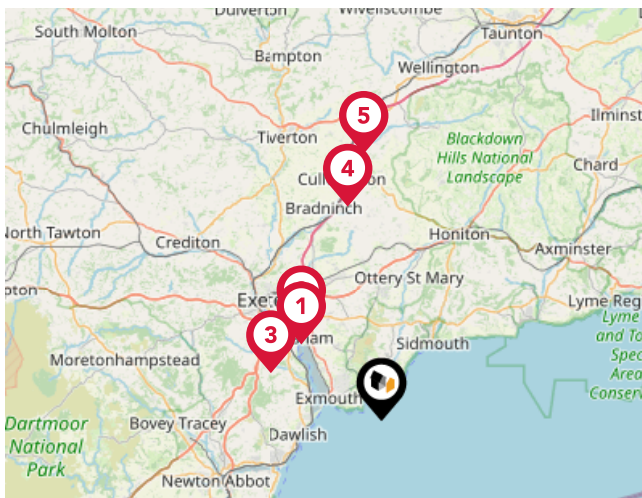
Area

Transport (National)



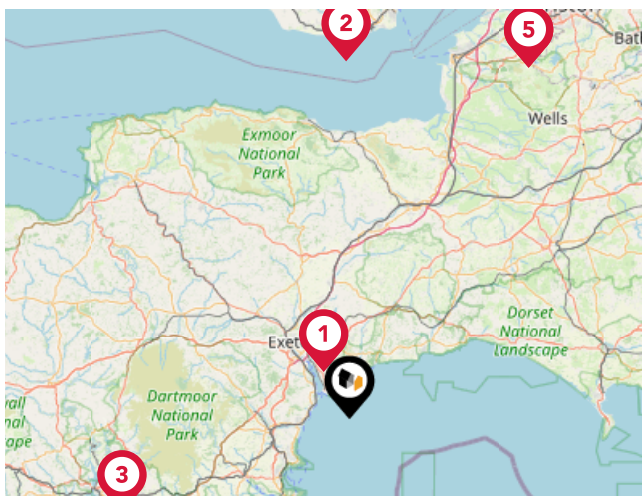
National Rail Stations

Pin	Name	Distance
1	Exmouth Rail Station	3.93 miles
2	Lymington Village Rail Station	4.8 miles
3	Starcross Rail Station	5.34 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J30	8.33 miles
2	M5 J29	9.14 miles
3	M5 J31	9.03 miles
4	M5 J28	16.22 miles
5	M5 J27	20.03 miles

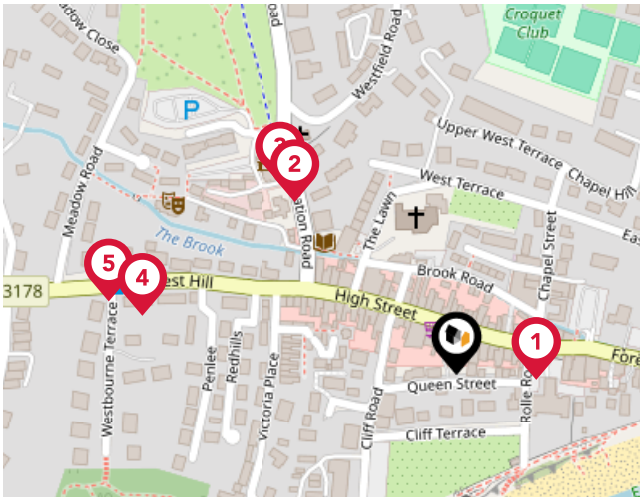


Airports/Helipads

Pin	Name	Distance
1	Exeter Airport	8.08 miles
2	Cardiff Airport	53.21 miles
3	Glenholt	37.32 miles
4	Bristol Airport	58.84 miles
5	Felton	58.84 miles

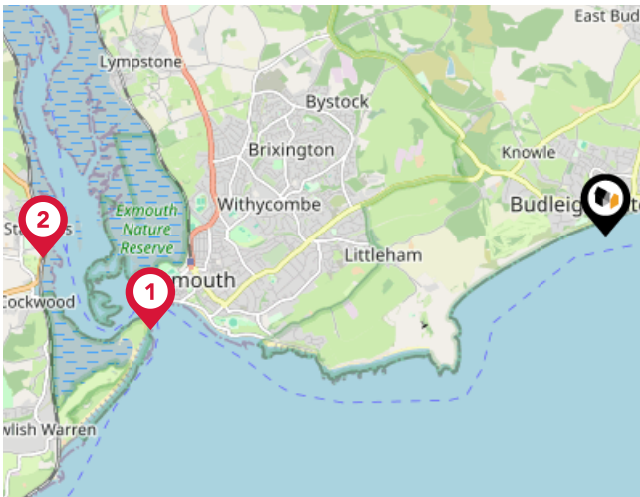
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fore Street	0.05 miles
2	Library	0.14 miles
3	Public Hall	0.15 miles
4	Westbourne Terrace	0.19 miles
5	Meadow Road	0.21 miles



Ferry Terminals

Pin	Name	Distance
1	Exmouth Ferry Landing	4.36 miles
2	Starcross Ferry Landing	5.28 miles
3	Turf Lock Inn Ferry Landing	6.57 miles

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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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