

RICHARD BOUD

exp^{UK}

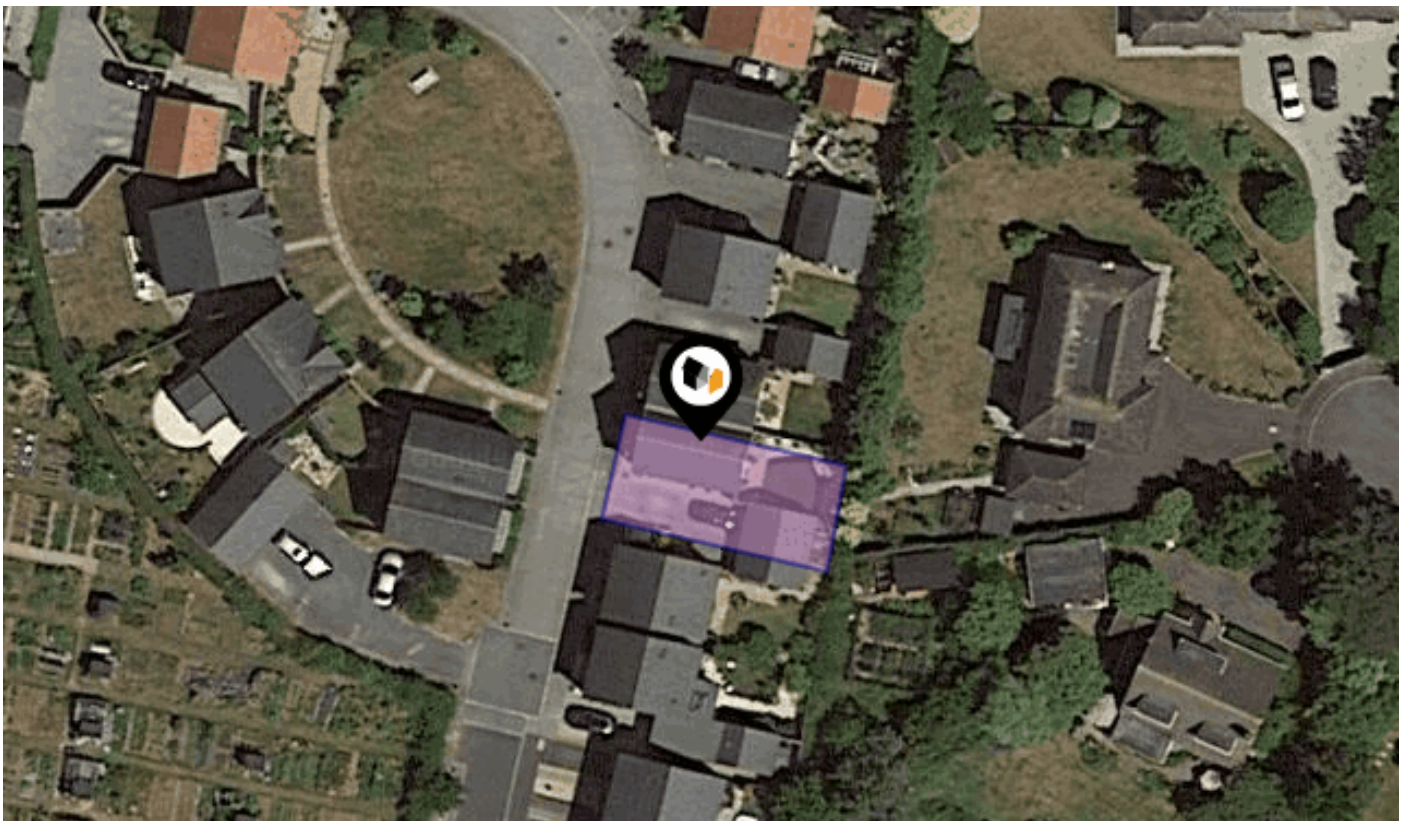
BESPOKE ESTATE AGENT



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area



18, GREENWAY GARDENS, BUDLEIGH SALTERTON, EX9 6SW

Guide Price : £425,000

Richard Boud Estate Agent powered by eXp

Exmouth

01395 262637

richard.boud@exp.uk.com

richardboud.exp.uk.com



Powered by
aprift
Know any property instantly

An immaculately presented, semi-detached three-bedroom house built to a high specification in 2014 by Cavanna Homes. It is conveniently set in a cul-de-sac in a small development on the fringes of Budleigh Salterton, yet only about a mile from the town centre and seafront.

The property is presented in excellent decorative order and has been the subject of further updates by the current owners. Benefits include gas-fired central heating and uPVC double glazing, a bespoke refitted "System 6" fitted kitchen/dining room with quality integrated Bosch & Siemen appliances, including an induction hob with designer extractor cooker hood over, built-in electric and combination ovens, dishwasher, washing machine, space for an American style fridge/freezer and a large feature square bay window. In addition, there is a ground-floor refitted cloakroom/WC suite and a large living room with a glazed French door opening to and overlooking the attractive private rear garden. On the first floor, there are three bedrooms (two double and one large single), with the main bedroom featuring a square bay window and a refitted shower room en-suite. There is a beautifully re-fitted bathroom suite.

Outside is a private driveway with parking for at least two cars and an EV charging point. There is also a single garage with light/power. The private, fully enclosed rear garden has been thoughtfully landscaped to provide a low-maintenance outdoor area with a patio terrace. Additionally, there is a greenhouse.

This is indeed a beautiful home set in a quiet and exclusive cul-de-sac in the lovely seaside town of Budleigh Salterton.

SUMMARY OF ACCOMMODATION:

Ground Floor

Hall

Cloakroom/WC

Living Room: 4.9m (16'1") x 3.3m (10'11")

Kitchen/Dining Room: 5.8m (19'0") x 3.6m (11'10") overall

First Floor

Bedroom 1: 4.0m (13'1") x 3.6m (11'10")

Ensuite

Bedroom 2: 3.4m (11'2") x 2.7m (8'11")

Bedroom 3: 2.2m (7'3") x 2.0m (6'7")

Bathroom/WC

Outside: A fully enclosed landscaped rear garden. Greenhouse.

Garage: 5.3m (17'5") x 2.9m (9'8") with driveway - parking for two cars

AGENTS NOTES:

Tenure: Freehold. Vacant possession on completion.

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

EPC Rating: C

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



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	893 ft ² / 83 m ²
Plot Area:	0.05 acres
Year Built :	2014
Council Tax :	Band D
Annual Estimate:	£2,348
Title Number:	DN651900
UPRN:	10090911440

Last Sold Date:	27/11/2014
Last Sold Price:	£265,000
Last Sold £/ft²:	£282
Guide Price:	£425,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

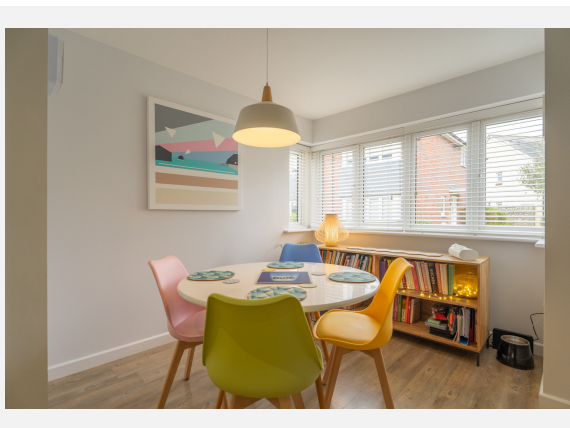
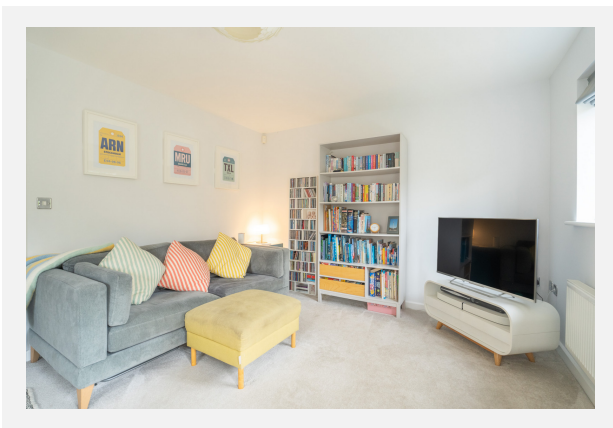
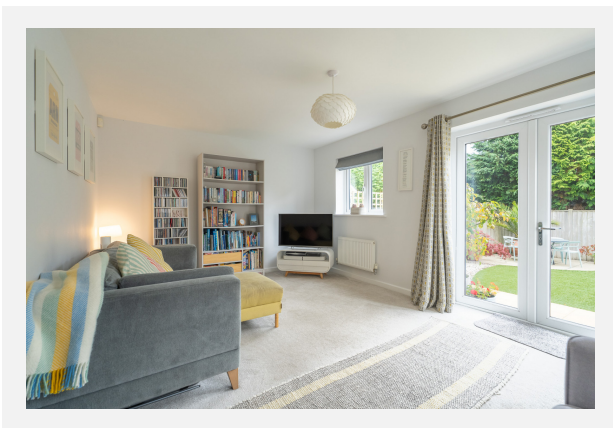
17 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



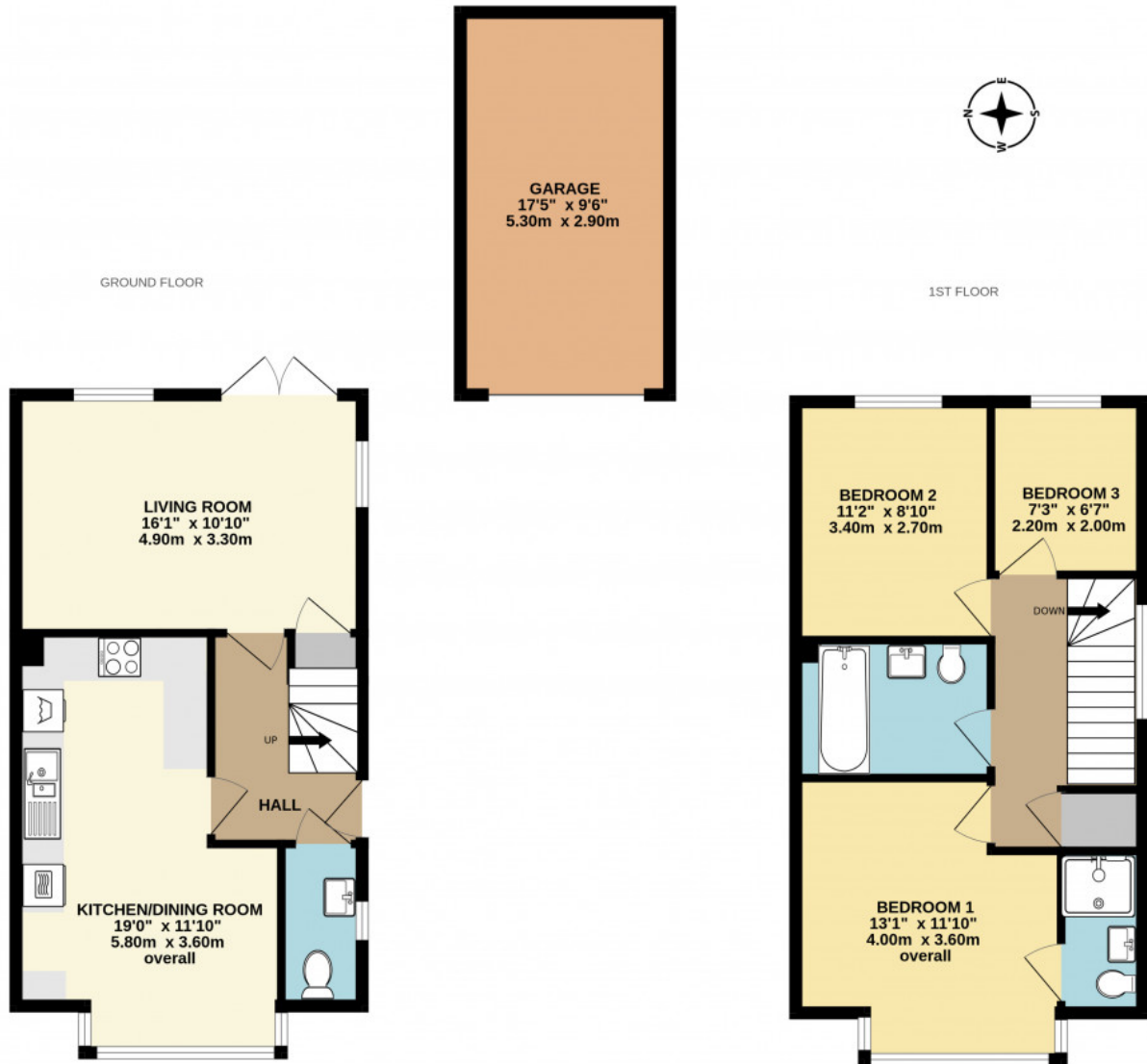
Satellite/Fibre TV Availability:







18, GREENWAY GARDENS, BUDLEIGH SALTERTON, EX9 6SW



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.
Made with Metropix ©2024

Property EPC - Certificate

18 Greenway Gardens, BUDLEIGH SALTERTON, EX9
 6SW

Energy rating

C

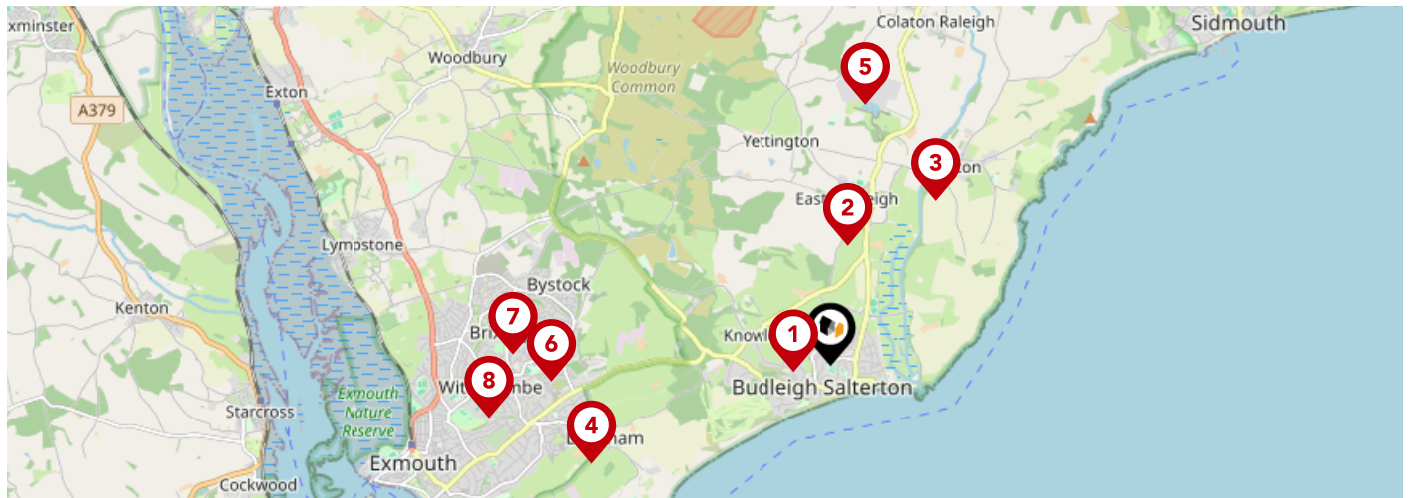
Valid until 22.09.2034

Certificate number
 0360-2351-3410-2194-1231

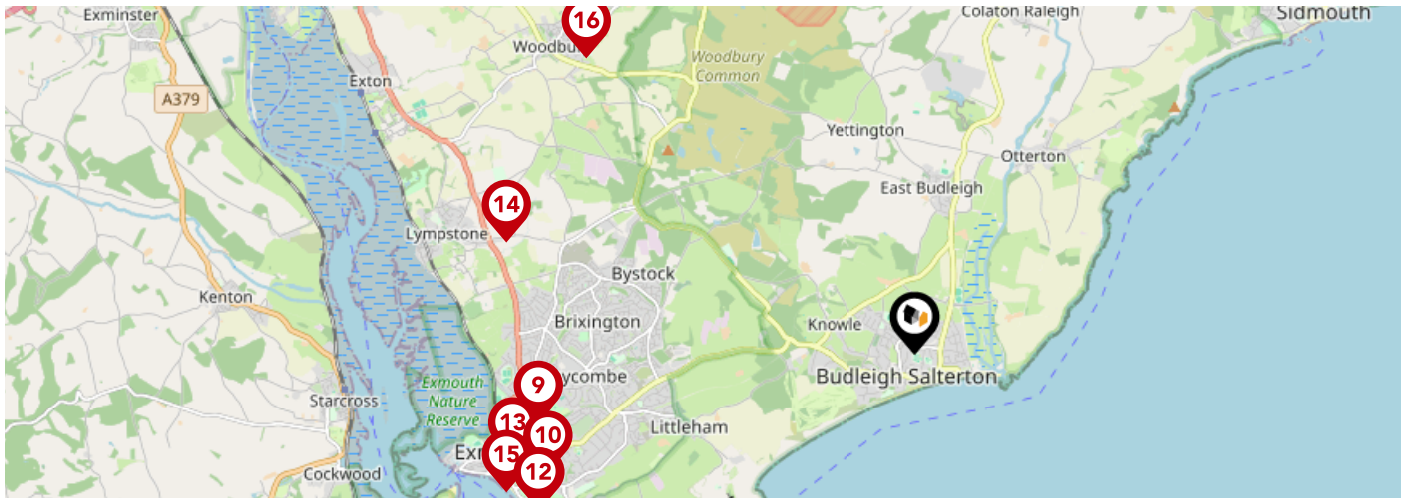
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Very good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Time and temperature zone control
Main Heating Controls Energy:	Very 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, insulated (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	83 m ²



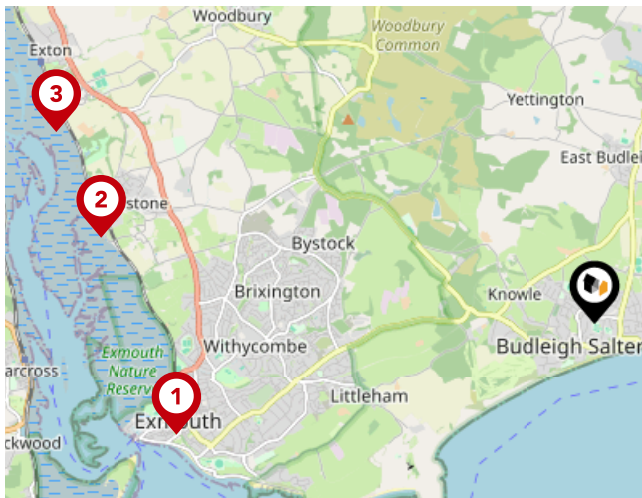
	Nursery	Primary	Secondary	College	Private
1 St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 315 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Drake's Church of England Primary School Ofsted Rating: Good Pupils: 37 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Otterton Church of England Primary School Ofsted Rating: Good Pupils: 47 Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Littleham Church of England Primary School Ofsted Rating: Not Rated Pupils:0 Distance:2.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Mill Water School Ofsted Rating: Good Pupils: 121 Distance:2.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Bassetts Farm Primary School Ofsted Rating: Good Pupils: 470 Distance:2.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Brixington Primary Academy Ofsted Rating: Good Pupils: 330 Distance:2.98	<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:3.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
9 Exmouth Community College Ofsted Rating: Requires improvement Pupils: 2187 Distance:3.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 St Joseph's Catholic Primary School, Exmouth Ofsted Rating: Good Pupils: 183 Distance:3.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 Exeter Royal Academy for Deaf Education Ofsted Rating: Requires improvement Pupils:0 Distance:3.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 Exeter Royal Academy for Deaf Education Ofsted Rating: Good Pupils: 50 Distance:3.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13 Exeter Road Community Primary School Ofsted Rating: Requires improvement Pupils: 196 Distance:3.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14 St Peter's Preparatory School Ofsted Rating: Not Rated Pupils: 305 Distance:3.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15 The Beacon Church of England (VA) Primary School Ofsted Rating: Good Pupils: 166 Distance:4.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16 Woodbury Church of England Primary School Ofsted Rating: Good Pupils: 193 Distance:4.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

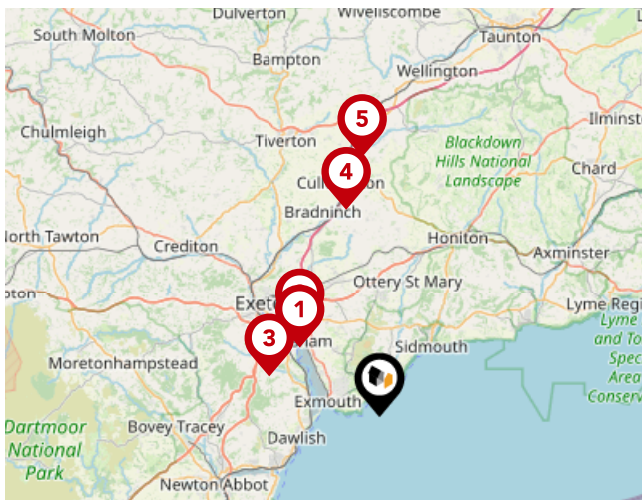
Area

Transport (National)



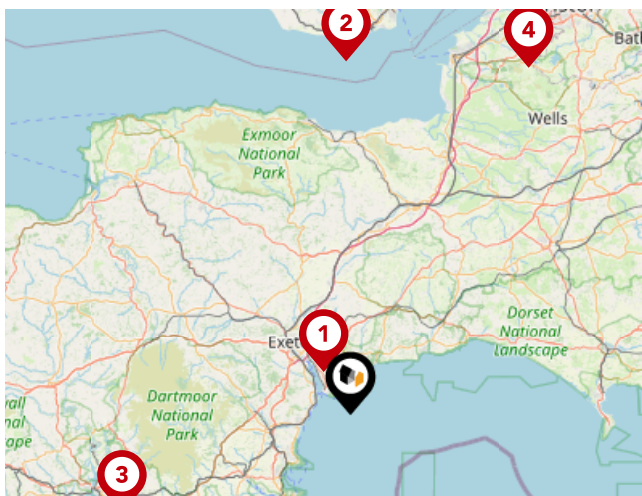
National Rail Stations

Pin	Name	Distance
1	Exmouth Rail Station	4.06 miles
2	Lymptstone Village Rail Station	4.71 miles
3	Lymptstone Commando Rail Station	5.37 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J30	8.01 miles
2	M5 J29	8.78 miles
3	M5 J31	8.87 miles
4	M5 J28	15.72 miles
5	M5 J27	19.52 miles

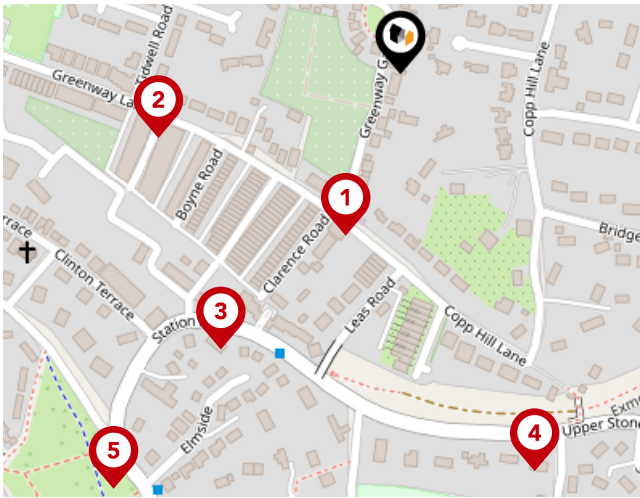


Airports/Helipads

Pin	Name	Distance
1	Exeter Airport	7.65 miles
2	Cardiff Airport	52.69 miles
3	Glenholt	37.55 miles
4	Bristol Airport	58.36 miles

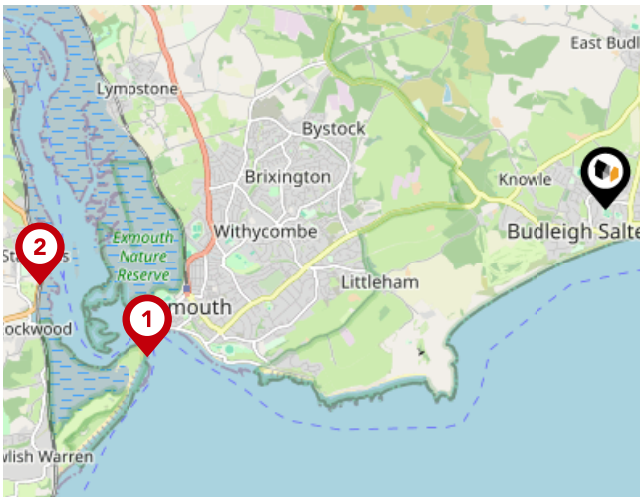
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Clarence Road	0.1 miles
2	Tidwell Road	0.15 miles
3	Westfield Close	0.19 miles
4	Cricket Field Lane	0.25 miles
5	Moor Lane	0.3 miles



Ferry Terminals

Pin	Name	Distance
1	Exmouth Ferry Landing	4.53 miles
2	Starcross Ferry Landing	5.36 miles
3	Turf Lock Inn Ferry Landing	6.43 miles

RICHARD BOUD
eXp UK
BESPOKE ESTATE AGENT

Richard Boud Estate Agent powered by eXp

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

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Richard Boud Estate Agent powered by eXp or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Richard Boud Estate Agent powered by eXp and therefore no warranties can be given as to their good working order.

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Richard Boud Estate Agent powered by eXp

Exmouth
01395 262637
richard.boud@exp.uk.com
richardboud.exp.uk.com

