

RICHARD BOUD

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BESPOKE ESTATE AGENT

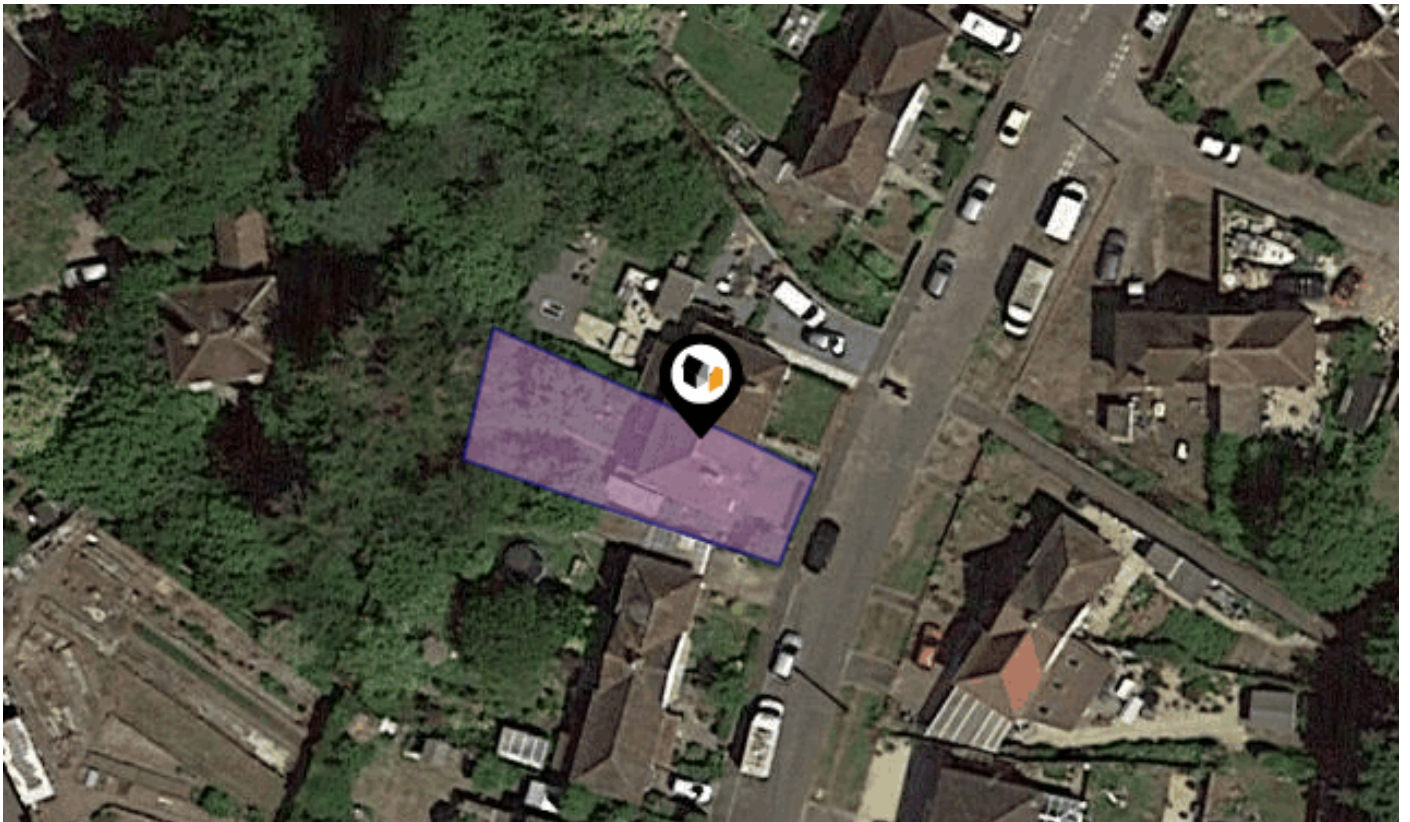


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 01st October 2024



3, MEADOW ROAD, BUDLEIGH SALTERTON, EX9 6JL

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Exmouth

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Property

Type:	Flat / Maisonette	Last Sold Date:	10/02/2006
Bedrooms:	2	Last Sold Price:	£118,000
Floor Area:	581 ft ² / 54 m ²	Last Sold £/ft²:	£203
Plot Area:	0.07 acres	Tenure:	Leasehold
Year Built :	1950-1966	Start Date:	09/04/2000
Council Tax :	Band A	End Date:	11/04/2125
Annual Estimate:	£1,565	Lease Term:	From 19 April 2000 to 11 April 2125
Title Number:	DN430338	Term Remaining:	100 years
UPRN:	100040158374		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

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

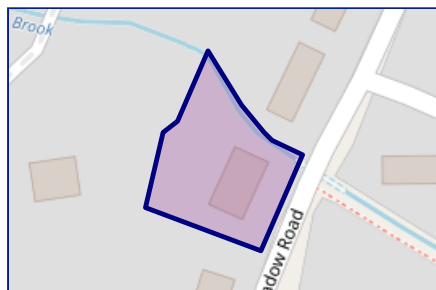
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

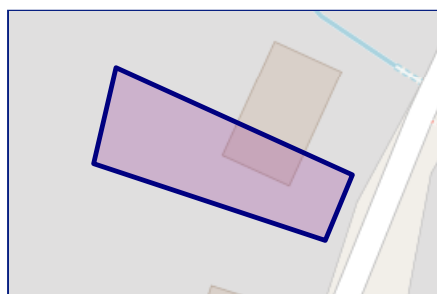


Freehold Title Plan



DN349519

Leasehold Title Plan



DN430338

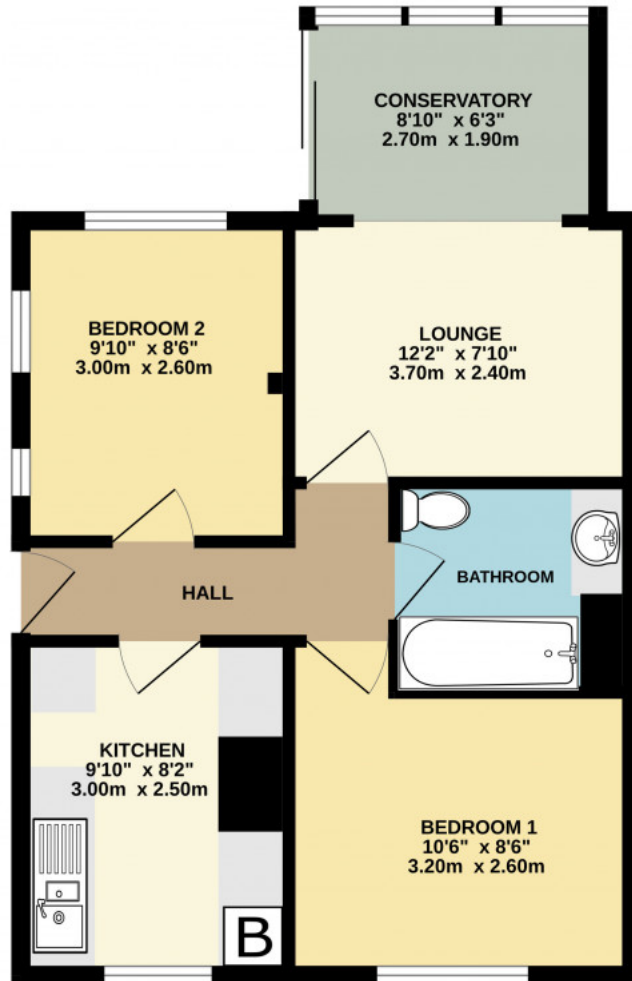
Start Date: 09/04/2000
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GROUND FLOOR



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

3 Meadow Road, EX9 6JL

Energy rating

C

Valid until 24.06.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	72 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	54 m ²

RICHARD BOUD
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.

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