

RICHARD BOUD

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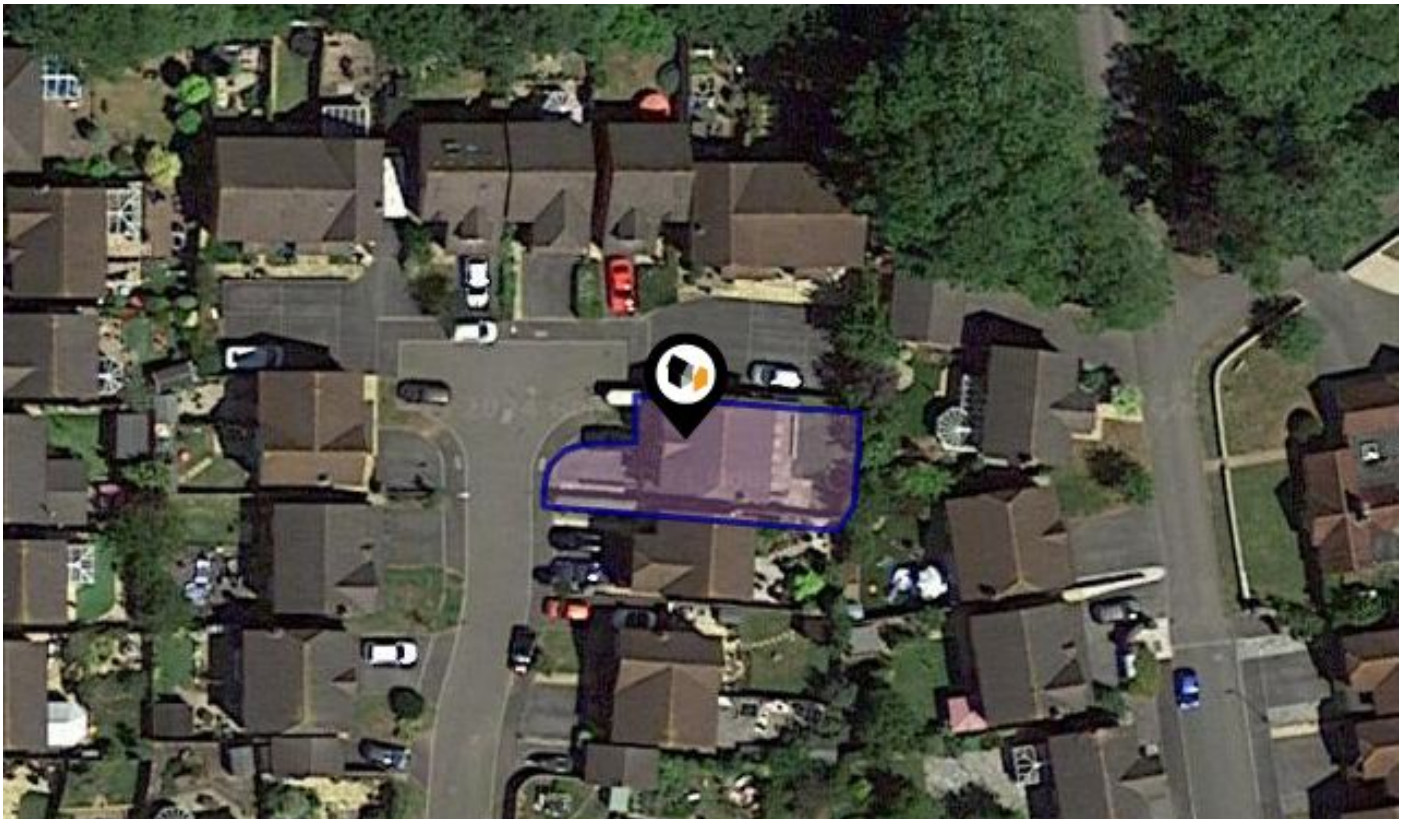
BESPOKE ESTATE AGENT



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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area



**15, EVRAN DRIVE, EXMOUTH, EX8 5RQ**

**Richard Boud Estate Agent powered by eXp**

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A superbly presented Detached four double bedroom house set at the end of a small tucked away cul-de-sac on this favourable residential development on the edge of Exmouth.

Conveniently located within easy reach of two local shopping amenities, this area features two small supermarkets: Morrisons and Co-op. Additionally, you'll find a doctor's surgery, hairdressers, post office, chemist, and several takeaway options nearby. The Farmhouse pub and restaurant, Tesco Express, and a petrol station are nearby. Furthermore, Brixington Primary School is within walking distance.

This home offers several advantages and features, including recent decorations and a refitted kitchen, cloakroom, bathroom, and ensuite. Since there is no onward chain, you can move in immediately without waiting for the owner to find another property. The home is also heated by a gas-fired combination boiler, which supplies domestic hot water and central heating. It also boasts uPVC double-glazed windows and doors.

On the ground floor is a welcoming hall which leads to all the ground floor rooms, the spacious bay windowed lounge with a pleasant view over the rear garden, double doors leading to the separate dining room and the refitted kitchen/breakfast room with a range of quality built-in appliances including four-ring gas hob with extractor cooker hood over, double electric oven, fridge/freezer and dishwasher. Next to the kitchen is a utility room with space and plumbing for a washing machine, as well as space for a tumble dryer and a filtered cold water drinking tap. Also, there is a downstairs cloakroom/WC.

On the first floor from the landing are four double bedrooms; the main bedroom has a modern refitted ensuite/WC (with underfloor heating) and recess space for wardrobes. The family bathroom has also been refitted with a modern white suite (with underfloor heating).

Outside, to the front of the property, is an open-plan garden and a private driveway with parking for two cars. This leads to an integral single garage. Two side entrances lead to the fully enclosed rear garden, which is an absolute delight with a lawn and patio terrace.

This is a wonderfully presented, fresh and light home in a great location with no onward chain.

### **SUMMARY OF ACCOMMODATION:**

#### **Ground Floor**

##### **Hall**

**Sitting Room:** 4.3m (14'1") x 3.7m (12'2") excluding bay window

**Dining Room:** 3.4m (11'2") x 2.8m (9'2")

**Kitchen/Breakfast Room:** 3.2m (10'6") x 2.8m (9'2")

**Utility:** 1.8m (5'11") x 1.5m (4'11")

##### **Cloakroom/WC**

#### **First Floor**

##### **Landing**

**Main Bedroom:** 4.9m (16'1") x 3.9m (12'10") overall

##### **Ensuite Shower Room**

**Bedroom 2:** 5.1m (16'9") x 2.8m (9'2")

**Bedroom 3:** 3.3m (10'10") x 2.8m (9'2")

**Bedroom 4:** 3.0m (9'10") x 2.8m (9'2")

##### **Family Bathroom**

**Outside:** Driveway with parking for two cars & level front garden. Integral Single Garage: 5.2m (17'1") x 2.6m (8'6"). Fully enclosed landscaped rear garden with lawn and patio terrace.

### **NOTES:**

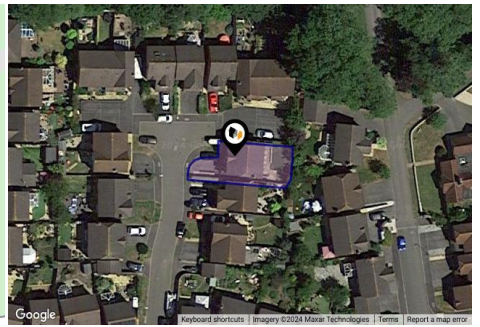
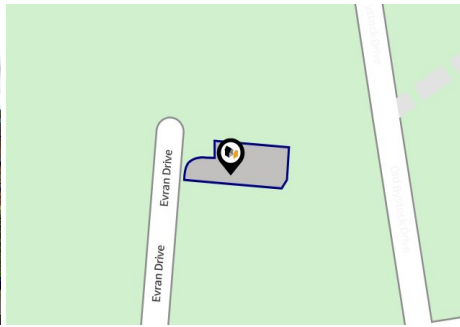
**Tenure:** Freehold - vacant possession on completion. No onward chain.

**Council Tax Band:** E (East Devon District Council).

**EPC Rating:** C

**Services:** Mains electric, gas, water & drainage. Ultrafast fibre broadband is available.

**KFB - Key Facts For Buyers**



## Property

<b>Type:</b>	Detached	<b>Last Sold Date:</b>	14/05/2014
<b>Bedrooms:</b>	4	<b>Last Sold Price:</b>	£297,000
<b>Floor Area:</b>	1,248 ft <sup>2</sup> / 116 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£250
<b>Plot Area:</b>	0.06 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	2002		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,870		
<b>Title Number:</b>	DN473602		
<b>UPRN:</b>	10000245449		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>1</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



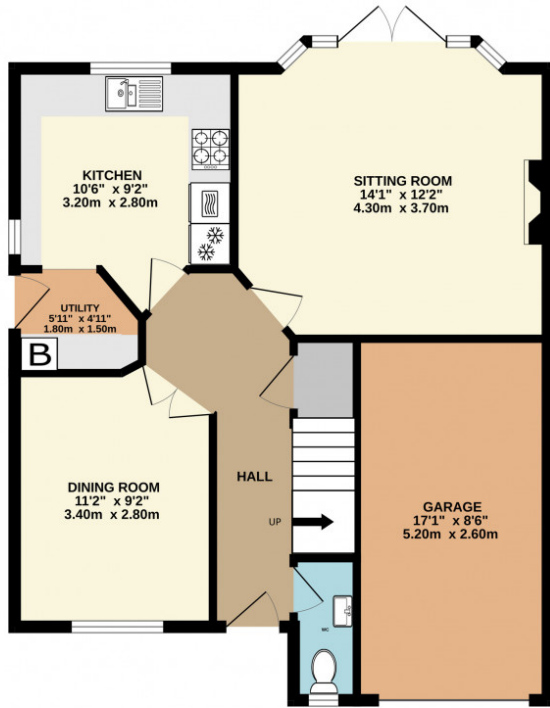
### Satellite/Fibre TV Availability:



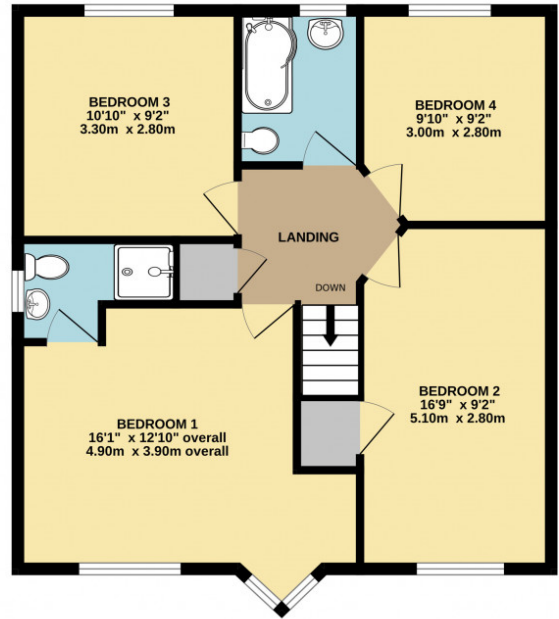




## 15, EVRAN DRIVE, EXMOUTH, EX8 5RQ



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

15 Evran Drive, EXMOUTH, EX8 5RQ

Energy rating

**C**

Valid until 10.10.2034

Certificate number  
2463-6714-1575-9514-0515

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>	70   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 64% of fixed outlets
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Suspended, limited insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	116 m <sup>2</sup>



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

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