

RICHARD BOUD

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area



**2 BUSHY COURT, KNOWLE HILL, BUDLEIGH SALTERTON,
EX9 7AX**

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There is no onward chain with this beautiful mews home located within the grounds of Bushy Court, a magnificent country house with its own communal grounds spanning nearly an acre. It is situated in a tranquil location just over a mile from the town centre and seafront.

The property offers spacious accommodation presented to a high specification. The living room is well-lit and generously sized. It also features French doors that lead to a private terrace garden facing south. The kitchen boasts custom-made wood cabinets with granite countertops and built-in high-end appliances, including a stainless steel electric double oven, four-ring gas hob, extractor cooker hood, dishwasher, integral fridge/freezer and freestanding washing machine. There is also a large carpeted basement with natural light and power. Floor-to-ceiling cupboards provide ample storage, and it would be ideal for use as a gym or workshop

With three good-sized bedrooms, including two ensembles and a main bathroom, which also benefits from a separate shower, this property has everything you need.

Additionally, you'll enjoy a private Mediterranean-style terrace southwest-facing rear garden, extra parking, and a large single garage. There are also expansive communal park-like landscaped grounds of almost one acre, with views towards Peak Hill and across to the red cliffs of Lyme Bay.

SUMMARY OF ACCOMMODATION:

Ground Floor:

Entrance Lobby & Hall

Living Room: 5.6m (18'4") x 5.0m (16'5") overall

Kitchen/Breakfast Room: 3.5m (11'6") x 3.4m (11'2")

Cloakroom/WC

First Floor: Landing

Main Bedroom: 4.6m (15'1") x 4.3m (14'1") overall

Ensuite Shower Room/WC

Bedroom 2: 3.4m (11'2") x 3.0m (9'10")

Bathroom/WC

Second Floor: Landing

Bedroom 3: 4.6m (16'0") x 2.5m (9'2") overall

Ensuite Shower Room/WC

Basement: 5.5m (18'1") x 3.2m (10'6") overall

Outside: A private southwest-facing rear garden. Communal park grounds of almost an acre. Garage: 5.4m (17'9") x 3.3m (10'10"). Additional parking space and visitors' parking. **AGENTS NOTES:**

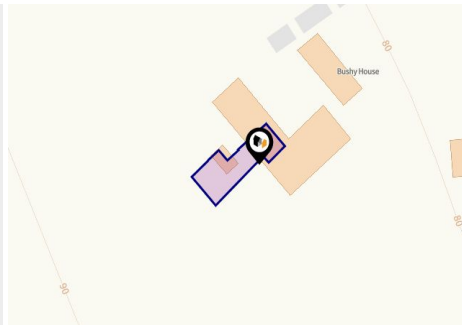
Tenure: The property owns a one-fifth share of the freehold via the Bushy Court Management Company Ltd. The lease is 999 years from 2007. Management charges are £1,500 per annum, including the maintenance and upkeep of the communal gardens.

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

EPC Rating: D

Services: Mains electric, gas, water, drainage and broadband.

Vacant possession: Available upon completion.



Property

Type:	Terraced	Last Sold Date:	06/07/2016
Bedrooms:	3	Last Sold Price:	£400,000
Floor Area:	1,345 ft ² / 125 m ²	Last Sold £/ft²:	£297
Plot Area:	0.04 acres	Tenure:	Leasehold
Year Built :	1930-1949	Lease Term:	999 years from 1 July 2006
Council Tax :	Band E	Term Remaining:	-
Annual Estimate:	£2,870		
Title Number:	DN591394		
UPRN:	10000250366		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

11 mb/s	60 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



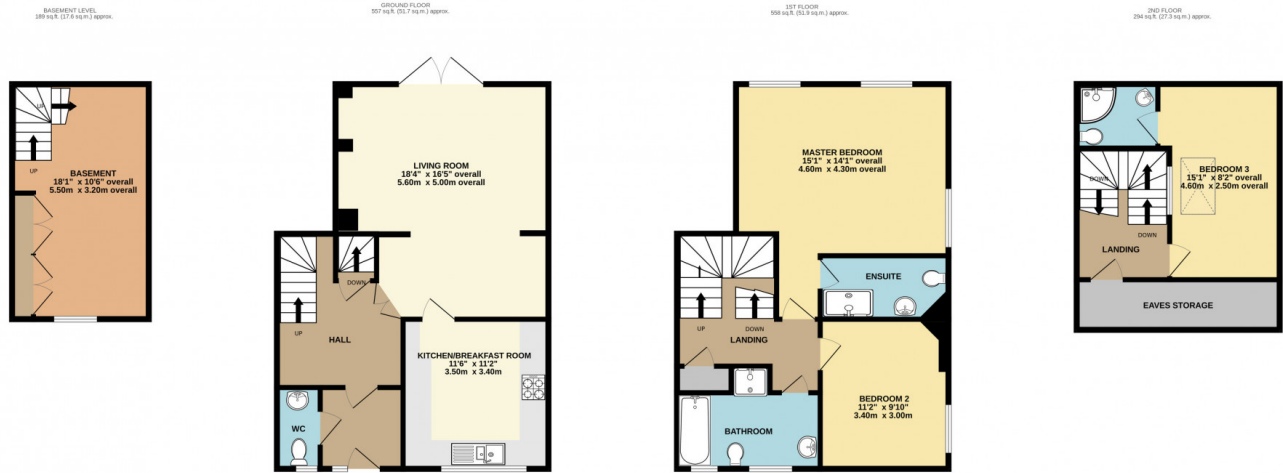
Satellite/Fibre TV Availability:







2 BUSHY COURT, KNOWLE HILL, BUDLEIGH SALTERTON, EX9 7AX



TOTAL FLOOR AREA : 1598 sq.ft. (148.5 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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2 Bushy Court, Knowle Hill, EX9 7AX

Energy rating

D

Valid until 27.04.2025

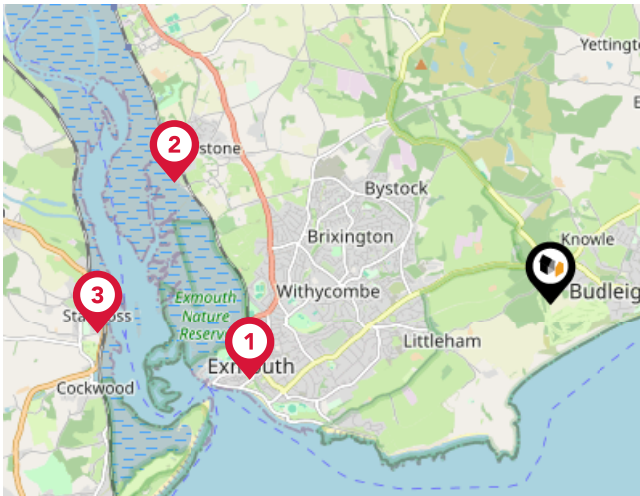
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
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, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
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 17% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	125 m ²

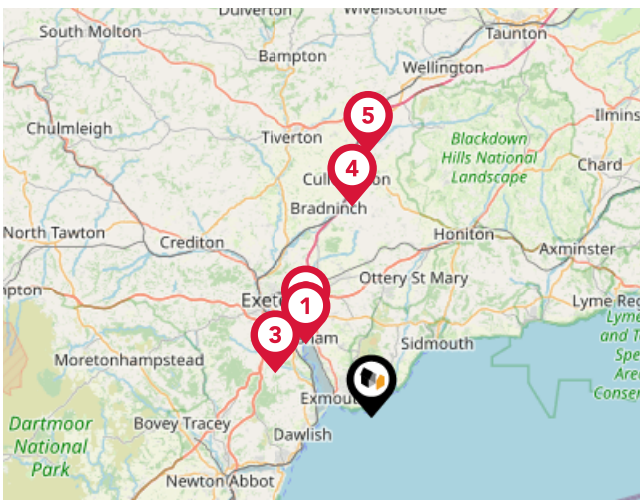
Area

Transport (National)



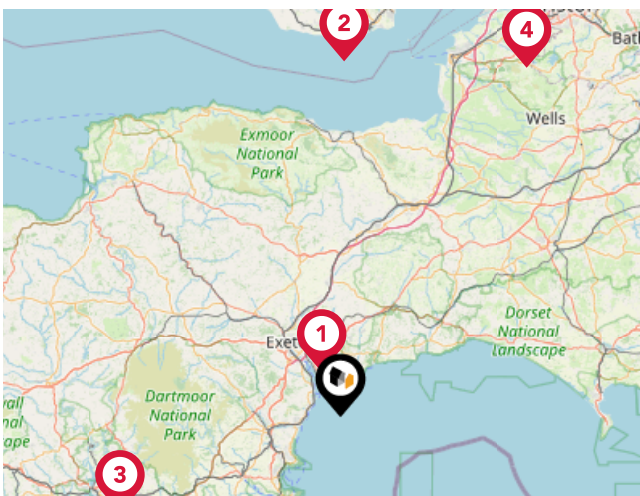
National Rail Stations

Pin	Name	Distance
1	Exmouth Rail Station	2.91 miles
2	Lymington Village Rail Station	3.71 miles
3	Starcross Rail Station	4.27 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J30	7.46 miles
2	M5 J29	8.34 miles
3	M5 J31	7.98 miles
4	M5 J28	15.92 miles
5	M5 J27	19.81 miles

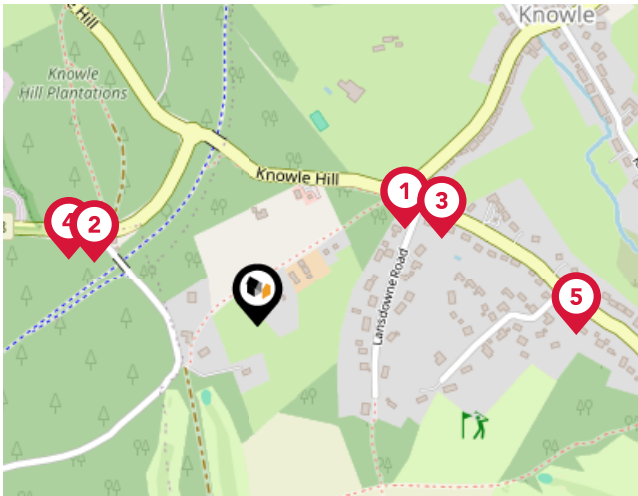


Airports/Helipads

Pin	Name	Distance
1	Exeter International Airport	7.45 miles
2	Cardiff International Airport	53.03 miles
3	Plymouth City Airport	36.4 miles
4	Bristol International Airport	59.18 miles

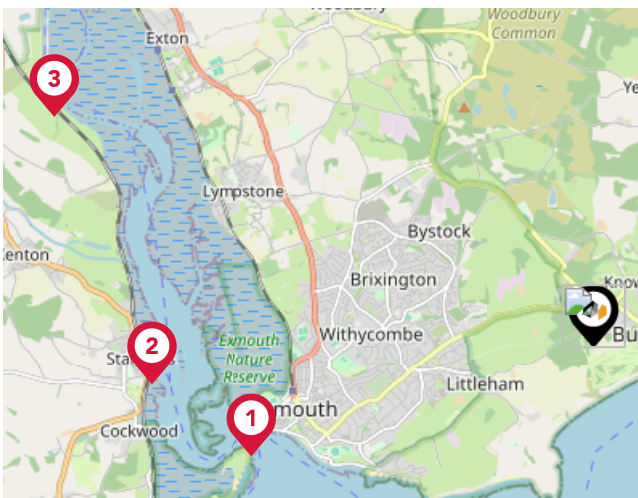
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Knowle Corner	0.21 miles
2	Keepers Cottage	0.21 miles
3	Knowle Corner	0.24 miles
4	Keepers Cottage	0.24 miles
5	Moorlands Road	0.38 miles



Ferry Terminals

Pin	Name	Distance
1	Exmouth Ferry Landing	3.37 miles
2	Starcross Ferry Landing	4.17 miles
3	Turf Lock Inn Ferry Landing	5.51 miles

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eXp UK
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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

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