

RICHARD BOUD

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area



YORK CLOSE, EXMOUTH, EX8

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Exmouth

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Know any property instantly

This stunning detached house boasts a modern design with four bedrooms and is situated in a charming corner plot position. Recently updated to pristine condition, it offers both comfort and style as a wonderful place to call home.

- * A beautifully presented contemporary detached four-bedroom house
- * Located on a delightful corner plot in a residential location close to local amenities
- * Recently modernised and in excellent condition making a comfortable & stylish home
- * Gas central heating and double glazing with four-fold and bi-fold doors to outside
- * Quality fitted kitchen with a range of built-in appliances & quality shower rooms
- * Downstairs cloakroom. Separate utility room. Small integral garage/store room
- * Attractively landscaped southerly facing rear garden with decked area
- * Ample parking in the driveway and further gated drive ideal for caravan or boat

SUMMARY OF ACCOMMODATION:

Ground Floor

Hall

Sitting Room: 5.9m (19'4") x 3.6m (11'10")

Kitchen/Diner: 4.1m (13'5") x 3.0m (9'10")

Utility Room: 2.5m (8'2") x 1.8m (5'11")

Cloakroom/WC

First Floor Landing

Main Bedroom: 3.1m (10'2") x 2.8m (9'2")

Ensuite Shower Room

Bedroom 2: 4.5m (11'10") x 3.1m (10'2") overall

Bedroom 3: 3.0m (9'10") x 2.2m (7'3")

Bedroom 4: 2.9m (9'6") x 2.7m (8'10")

Family Shower Room

Outside: South-facing fully enclosed garden. Shed. Single internal small garage/store room. Driveway with ample parking. Private space for caravan/boat.

AGENTS NOTES:

Tenure: Freehold - vacant possession on completion.

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

EPC Rating: C

Services: Mains electric, gas, water & drainage.



Property

Type:	Detached	Last Sold £/ft²:	£504
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,022 ft ² / 95 m ²		
Plot Area:	0.1 acres		
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,130		
Title Number:	DN126028		
UPRN:	100040178830		

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)

4 mb/s	79 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

Planning records for: *30, York Close, Exmouth, EX8 4EQ*

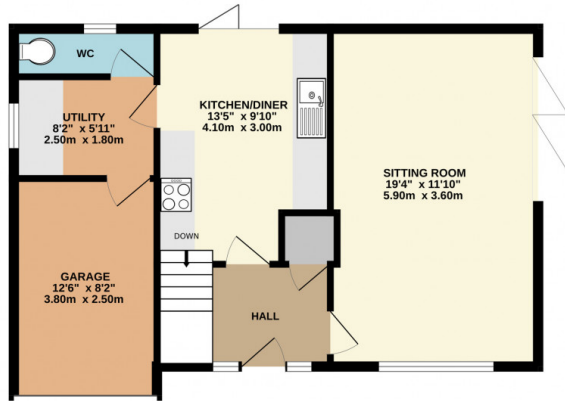
Reference - 21/2714/FUL	
Decision:	Refused
Date:	10th December 2021
Description:	New dwelling proposed within very large garden



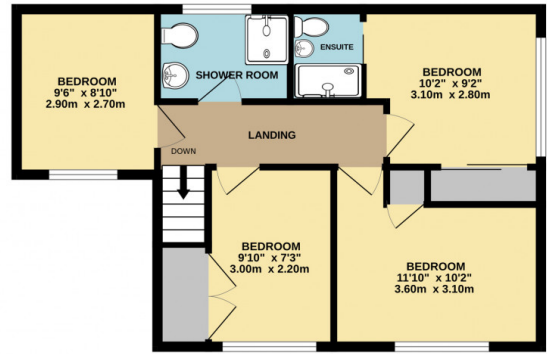


YORK CLOSE, EXMOUTH, EX8

GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 1099 sq.ft. (102.1 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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Property EPC - Certificate

EX8

Energy rating

C

Valid until 02.04.2032

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

Additional EPC Data

Property Type:	House
Build Form:	Detached
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 installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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:	Solid, no insulation (assumed)
Total Floor Area:	95 m ²

RICHARD BOUD
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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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