



Knowle Hill, Budleigh Salterton, EX9

Guide Price £940,000

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## Knowle Hill, Budleigh Salterton, EX9

- A superbly presented and unique architecturally designed detached three-bedroom contemporary ECO-friendly house
- Set within the grounds of a private country estate in a quiet semi-rural location
- Well-planned spacious accommodation with fabulous panoramic, far-reaching countryside views towards Lyme Bay
- Eco-friendly benefits include eleven solar electricity panels with a payback feed-in tariff. Whole house mechanical ventilation heat recovery system
- Gas-fired central heating system, solid oak flooring with underfloor heating on both floors, aluminium double glazing
- Two large reception rooms with sun balcony and views. Bespoke ash kitchen/breakfast room with large Aga
- Three double bedrooms (main bedroom with built-in wardrobes & ensuite). Family bathroom. Utility room
- Large single integral garage. Potential for an extra bedroom in the garage (subject to the usual permissions)
- Approx. 0.2 acres of landscaped grounds with large walled terraced patio garden and ample parking
- NO ONWARD CHAIN.

### AGENTS NOTES:

**Tenure:** Freehold - vacant possession on completion. Also, to smooth the way for the purchase, there is NO ONWARD CHAIN with the sale.

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

**EPC Rating:** C

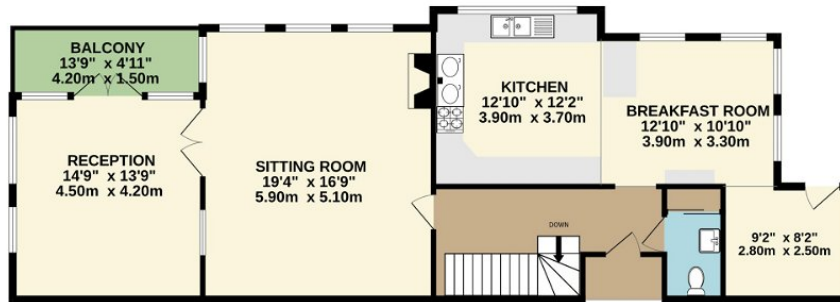
**Services:** Mains electric, gas, water & drainage. Solar photovoltaic panels with a current feedback tariff of approx. £1,400 per annum.



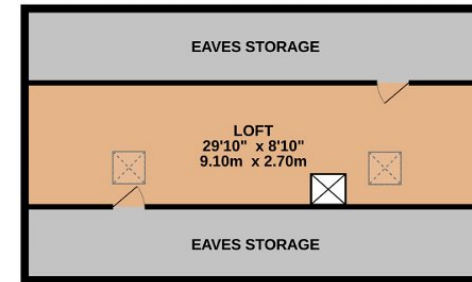




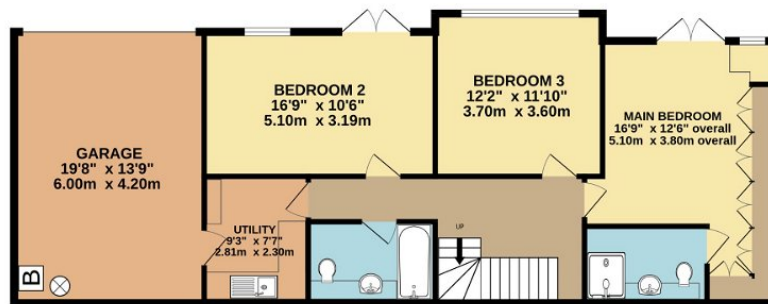
GROUND FLOOR  
1067 sq.ft. (99.2 sq.m.) approx.



LOFT AREA



LOWER GROUND FLOOR  
1099 sq.ft. (102.1 sq.m.) approx.



TOTAL FLOOR AREA : 2167sq.ft. (201.3 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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