

RICHARD BOUD

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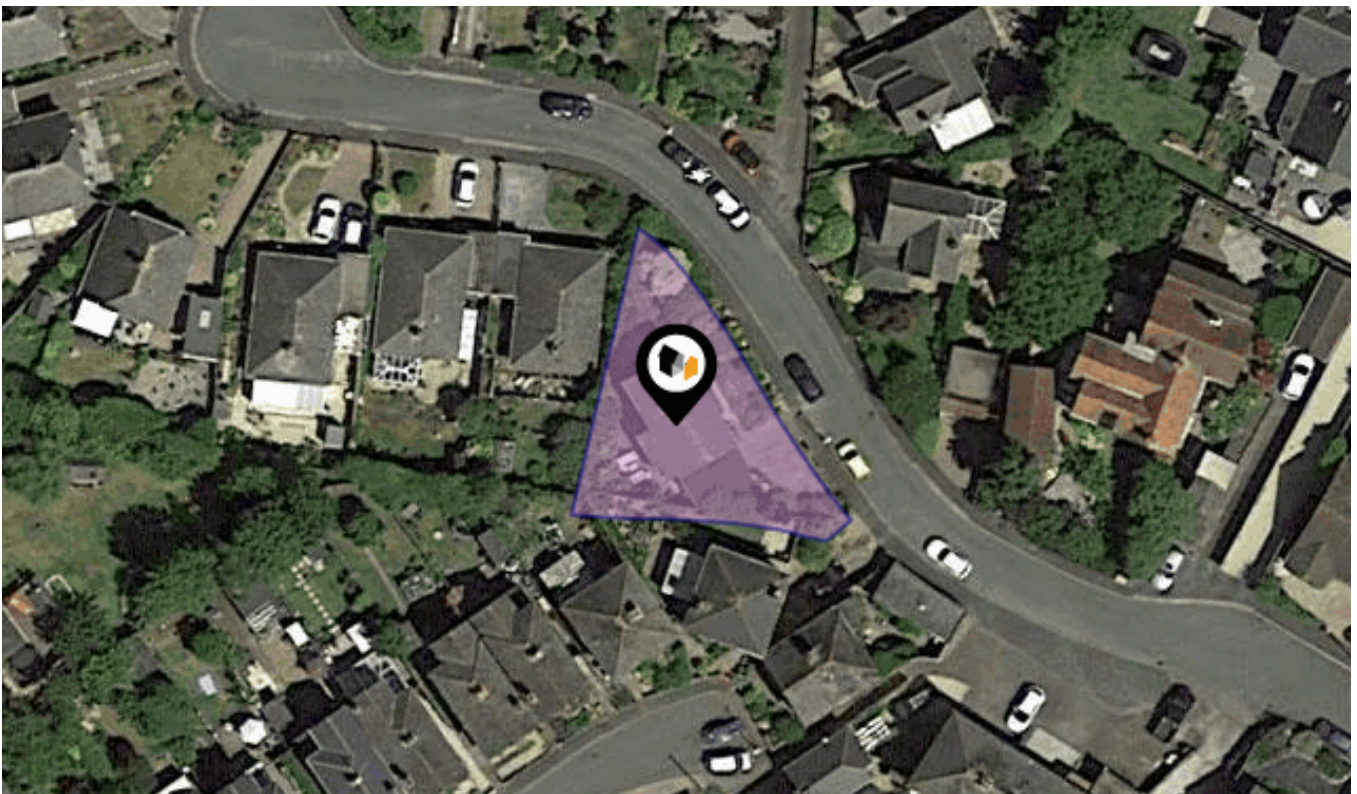
BESPOKE ESTATE AGENT



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area



19, RICHMOND ROAD, EXMOUTH, EX8 2NA

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A beautifully presented detached three-bedroom house is set within a quiet, sought-after residential cul-de-sac with easy access to the town centre and seafront (approx. 1 mile). Local shops and the post office are also within easy walking distance at Littleham Cross (0.3 miles), and bus stops are close by.

This home is spacious and well-presented, offering many benefits and features. It has gas-fired central heating through a Worcester Bosch boiler, uPVC double glazing, and oak internal doors throughout. The hall, sitting room, and kitchen/dining room have solid oak flooring. The modern fitted kitchen has solid wood worktops and an excellent range of fitted units. The property features refitted modern white sanitary ware in the downstairs cloakroom, an en-suite shower room in the main bedroom, and a family bathroom with a freestanding bath.

As you enter the house, you'll find a hallway with doors leading to a spacious lounge with a new wood burner, a cloakroom, and a beautiful kitchen/dining room with tri-fold doors opening to the rear garden. Upstairs, there are two double bedrooms—the main one with an ensuite and the second with a built-in double wardrobe. There is also a single room that is perfect for use as an office. Additionally, there is a lovely bathroom suite with a feature freestanding bath as the focal point.

The property is set on a triangular plot, surrounded by gardens on three sides. A driveway at the front offers ample parking space, which leads to a spacious single garage. The garage currently has planning permission for conversion and extension into a studio bedroom with a kitchenette and shower room. (East Devon planning reference: 23/2614/FUL). The front garden boasts beautifully stocked herbaceous beds, and a pedestrian gate leads to the side garden. The side garden features a small lawn area and a private seating area with shrub borders that lead to the rear garden. The southwest-facing rear garden has a lovely decked seating area with well-stocked flower beds and borders. No onward chain.

SUMMARY OF ACCOMMODATION:

Ground Floor

Hall

Sitting Room: 4.8m (15'9") x 3.7m (12'2")

Kitchen/Dining Room: 6.1m (20'0") x 3.6m (11'11") overall

Cloakroom/WC

First Floor

Landing

Main Bedroom: 4.8m (15'9") x 3.7m (11'11") overall

Ensuite Shower Room

Bedroom 2: 3.7m (12'2") x 3.0m (9'10") overall

Bedroom 3: 2.1m (6'11") x 2.0m (6'7")

Family Bathroom

Outside: The property boasts well-stocked landscaped gardens on three sides, with a driveway for parking and enough space to accommodate a boat or caravan. **Large attached single garage:** 5.5m (18'1") x 3.5m (11'6"), with up-and-over door, light, power and a personal door leading to the rear. The rear garden is fully enclosed and south-westerly facing, with a large decked seating area and well-stocked borders. There is also a side garden with a small lawn, shrub beds, and a pedestrian side gate to the front.

AGENTS NOTES:

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

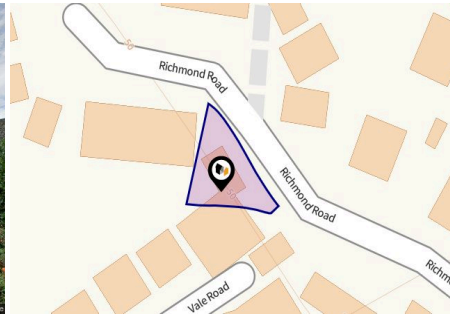
Council Tax Band: D (East Devon District Council).

EPC Rating: C

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

Property Overview

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Property

Type: Detached
Bedrooms: 3
Plot Area: 0.09 acres
Year Built : 1950-1966
Council Tax : Band D
Annual Estimate: £2,348
Title Number: DN70563
UPRN: 100040175084


Last Sold Date: 30/03/2016
Last Sold Price: £271,000
Last Sold £/ft²: £257
Tenure: Freehold

Local Area

Local Authority: Devon
Conservation Area: No
Flood Risk:
• Rivers & Seas No Risk
• Surface Water Medium

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

9 mb/s
65 mb/s
1000 mb/s



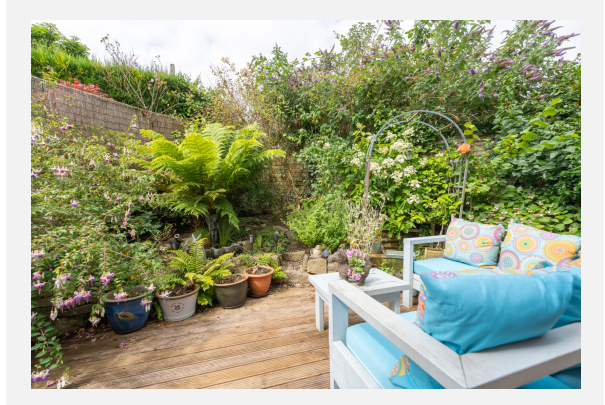
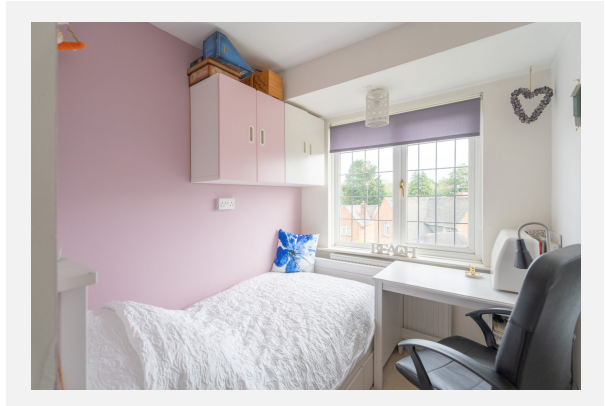
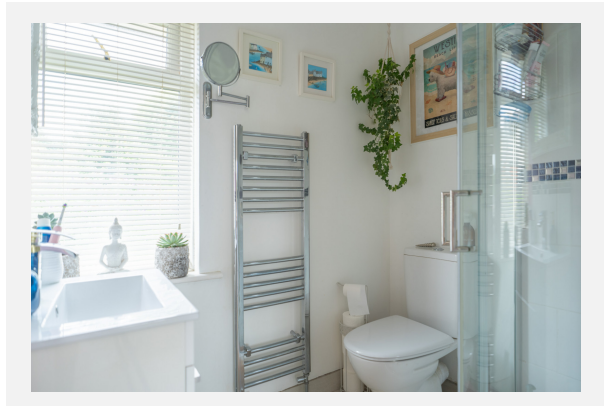
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

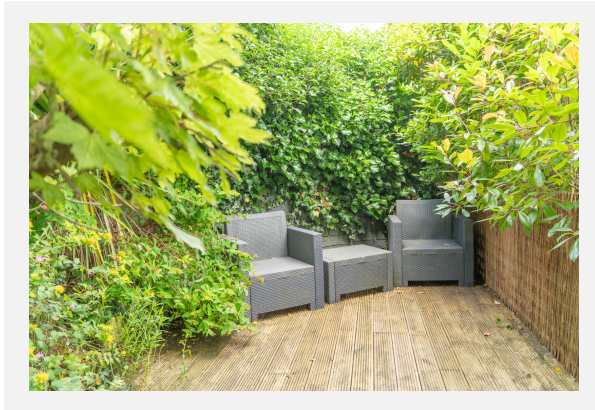




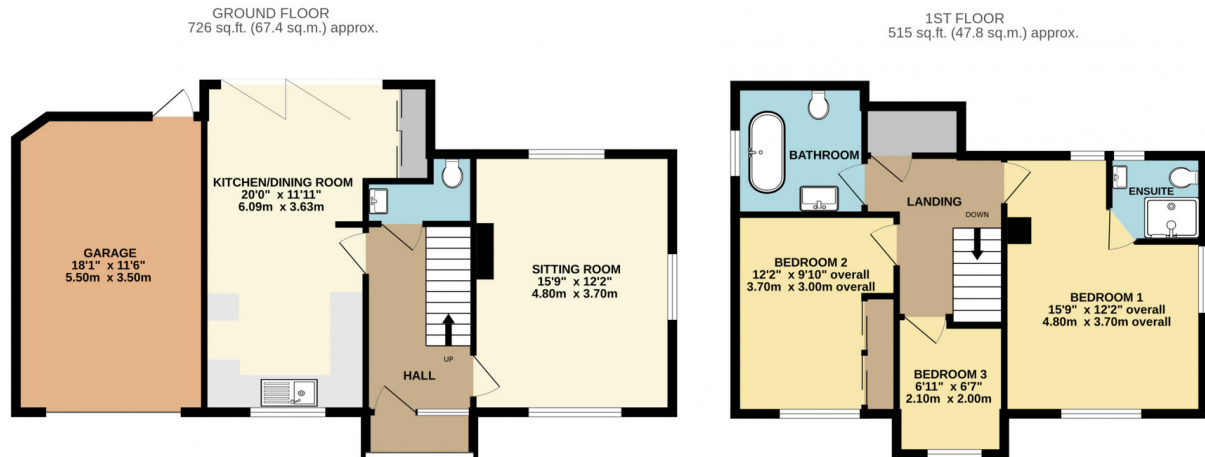


Gallery Photos

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TOTAL FLOOR AREA: 1240 sq.ft. (115.2 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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About Us

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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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