

RICHARD BOUD

exp^{UK}

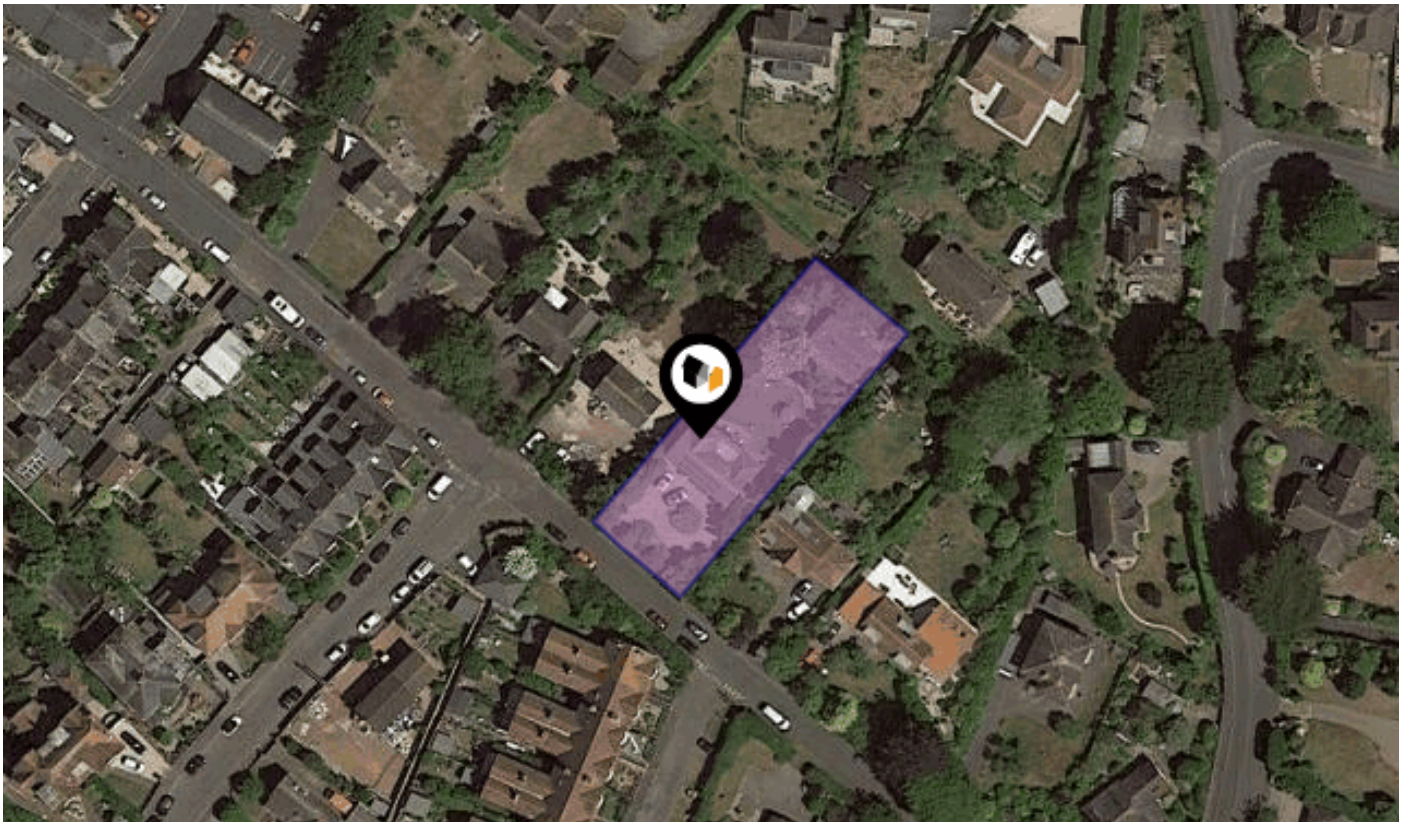
BESPOKE ESTATE AGENT



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area



9, COPP HILL LANE, BUDLEIGH SALTERTON, EX9 6DT

Guide Price : £950,000

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A stunning detached 5-bedroom house featuring a spacious detached annexe studio and office. It is located in a prime residential area, less than a mile from the town centre and seafront.

The house offers bright and spacious accommodation, including a high-quality kitchen with ample storage, worktops and a range of built-in appliances, a large open-plan living room with a contemporary gas fireplace and bi-folding doors leading to the rear garden. Also, there is a downstairs cloakroom and a separate utility room. On the first floor, the master and second bedrooms have dressing areas with plenty of built-in wardrobes and en-suite bathrooms. There are also three additional double bedrooms and a family bathroom. The property has a Worcester Bosch gas-fired boiler to supply hot water and central heating, uPVC double-glazing, and eco-friendly photovoltaic solar panels with an advantageous feed-in tariff to help pay the bills.

Outside, the property sits on a beautifully landscaped plot of 0.3 acres. The front features a large sweeping driveway with ample parking, a larger-than-average integral single garage, attractive shrub borders, and beds. Additionally, there is a carport on the side. The fully enclosed level rear garden is beautifully landscaped with specimen trees, shrubs, flowers, a large lawn, an ornamental pond, and a wooded copse area.

The property also boasts a spacious detached annexe studio, which is insulated, uPVC double-glazed, and has an independent gas-fired boiler for heating and hot water. The annexe is currently set up as a large art studio and separate office with a kitchenette and cloakroom, but subject to permissions, it could be used for other purposes.

SUMMARY OF ACCOMMODATION:

Hall

Cloakroom

Open Planned Living Room: 7.9m (25'11") x 6.2m (20'4") overall

Kitchen: 5.6m (18'4") x 4.1m (13'5") overall

Utility Room: 3.2m (10'6") x 2.6m (8'6")

First Floor

Bedroom 1: 4.2m (13'9") x 3.6m (11'10") **Dressing Room/Ensuite**

Bedroom 2: 4.4m (14'5") x 3.2m (10'6") **Dressing Area/Ensuite**

Bedroom 3: 4.3m (14'1") x 3.2m (10'6")

Bedroom 4: 5.5m (18'1") x 2.5m (8'2")

Bedroom 5/Study: 3.4m (11'2") x 2.6m (8'6")

Bathroom/WC

DETACHED STUDIO ANNEXE:

Entrance/kitchenette

Inner Lobby

Studio: 4.6m (15'1") x 4.3m (14'1")

Office: 4.6m (15'1") x 3.3m (10'10")

Cloakroom

OUTSIDE: Set on a spacious 0.3-acre plot with ample front parking and a fully enclosed rear garden. **Garage:** 6.5m (21'4") x 3.2m (10'6") plus a carport.

AGENTS NOTES:

Tenure: Freehold. Vacant possession on completion.

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

EPC Rating: B

Services: Mains gas, electric, water & drainage. Photovoltaic solar panels with feed-in tariff. Superfast fibre broadband is available.



Property

Type:	Detached	Last Sold Date:	24/04/2015
Bedrooms:	5	Last Sold Price:	£605,000
Floor Area:	2,023 ft ² / 188 m ²	Last Sold £/ft²:	£305
Plot Area:	0.3 acres	Guide Price:	£950,000
Year Built :	1967-1975	Tenure:	Freehold
Council Tax :	Band F		
Annual Estimate:	£3,392		
Title Number:	DN276084		
UPRN:	100040157184		

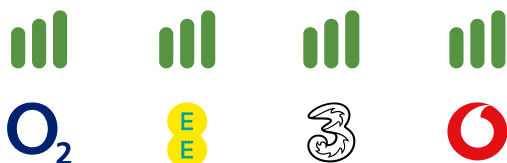
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

Planning records for: *9, Copp Hill Lane, Budleigh Salterton, EX9 6DT*

Reference - EastDevon/15/0752/VAR	
Decision:	Decided
Date:	31st March 2015
Description:	Variation of conditions 4, 5 and 6 of planning permission 97/P1485 to allow use of existing studio for art classes for up to 6 persons at any one time and for uses ancillary to the main dwelling

Reference - EastDevon/07/2056/FUL	
Decision:	Decided
Date:	20th August 2007
Description:	First floor extension to side and rear







9, COPP HILL LANE, BUDLEIGH SALTERTON, EX9 6DT



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

9 Copp Hill Lane, BUDLEIGH SALTERTON, EX9 6DT

Energy rating

B

Valid until 29.08.2034

Certificate number
2633-3041-9208-6304-4204

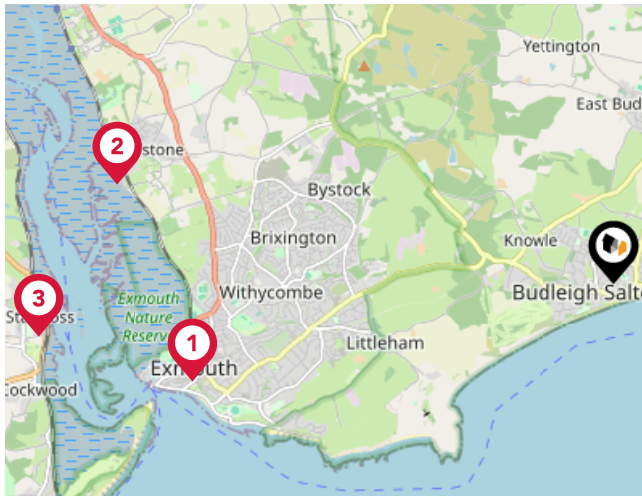
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	188 m ²

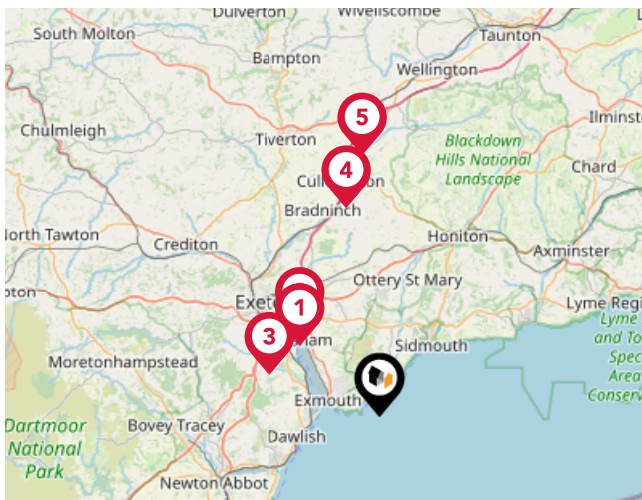
Area

Transport (National)



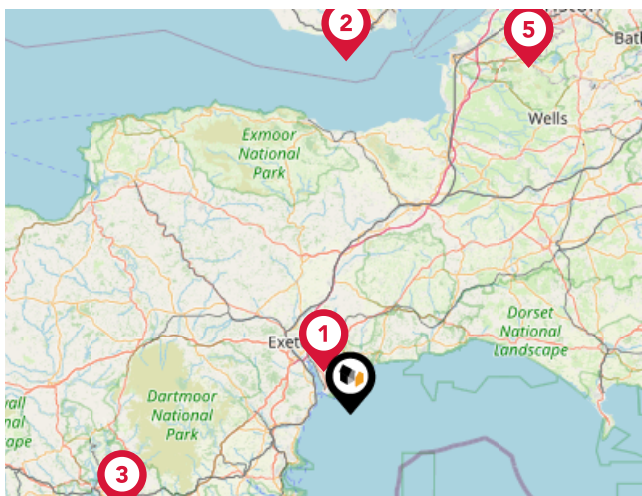
National Rail Stations

Pin	Name	Distance
1	Exmouth Rail Station	4.06 miles
2	Lymington Village Rail Station	4.76 miles
3	Starcross Rail Station	5.42 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J30	8.11 miles
2	M5 J29	8.89 miles
3	M5 J31	8.94 miles
4	M5 J28	15.85 miles
5	M5 J27	19.65 miles

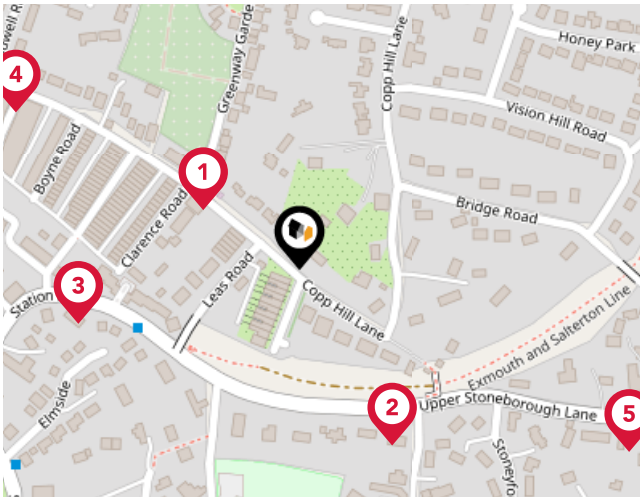


Airports/Helipads

Pin	Name	Distance
1	Exeter Airport	7.78 miles
2	Cardiff Airport	52.82 miles
3	Glenholt	37.52 miles
4	Bristol Airport	58.47 miles
5	Felton	58.47 miles

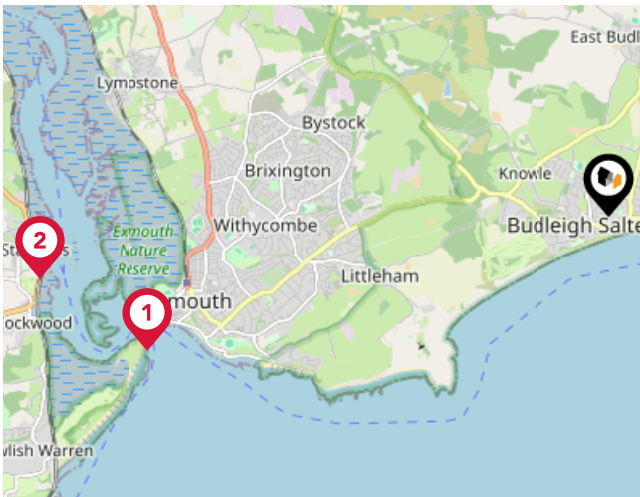
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Clarence Road	0.07 miles
2	Cricket Field Lane	0.12 miles
3	Westfield Close	0.13 miles
4	Tidwell Road	0.19 miles
5	Stoneborough Corner	0.22 miles



Ferry Terminals

Pin	Name	Distance
1	Exmouth Ferry Landing	4.51 miles
2	Starcross Ferry Landing	5.37 miles
3	Turf Lock Inn Ferry Landing	6.5 miles

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

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