

RICHARD BOUD

exp^{UK}

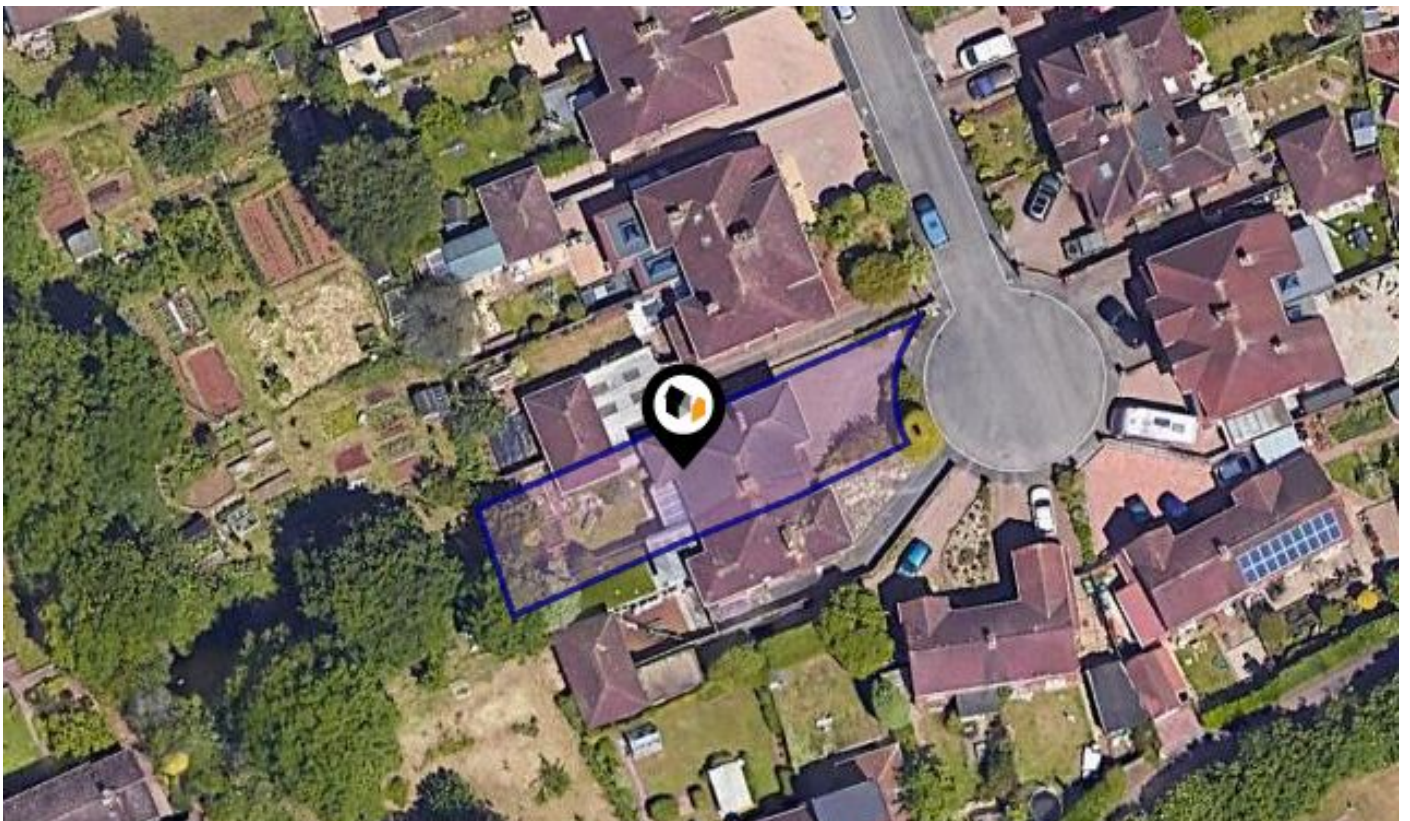
BESPOKE ESTATE AGENT



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area



18, FAIRFIELD AVENUE, EXETER, EX4 8EL

Richard Boud Estate Agent powered by eXp

Exmouth

01395 262637

richard.boud@exp.uk.com

richardboud.exp.uk.com



Powered by
aprift
Know any property instantly

This spacious semi-detached four double-bedroomed house, built in the 1930s by Wakeham & Tucker, is conveniently located at the end of a popular and quiet residential cul-de-sac. It requires some updating and improvement, presenting a fantastic opportunity for the next owner to make this their own home. It is conveniently located close to local shops, a supermarket, schools, and main transportation links, including the M5.

The property has gas-fired central heating and uPVC double glazing, uPVC soffits & fascias, offering excellent accommodation with great potential. It features a spacious and welcoming hallway, two separate reception rooms, and a large kitchen/diner with built-in appliances, including a gas hob, extractor cooker hood, double electric oven, a separate fridge, freezer, and dishwasher. A conservatory backs onto the rear garden with a useful separate utility and WC. Upstairs, there are four double bedrooms and a bathroom. Additionally, there is a large loft space with the potential for conversion into further accommodation, subject to the necessary permissions.

Outside is a fully enclosed, southwesterly-facing rear garden with a blank canvas for landscaping to your requirements. The rear garden also backs onto the Hospital Lane allotments. A large driveway with ample parking leads to a carport and a single garage.

The property is being sold with no onward chain.

SUMMARY OF ACCOMMODATION:

Ground Floor

Hall

Reception Room: 4.6m (15'1") x 3.7m (12'2") excl. bay

Reception Room: 4.3m (14'1") x 3.6m (11'10")

Kitchen/Diner: 5.8m (19'0") x 3.0m (9'10")

Utility: 2.2m (7'3") x 1.5m (4'11")

WC

Conservatory: 3.6m (11'10") x 2.6m (8'6")

First Floor

Bedroom 1: 4.0m (13'1") x 3.7m (12'2") excl. bay

Bedroom 2: 4.3m (14'1") x 3.7m (12'2")

Bedroom 3: 3.4m (11'2") x 2.9m (9'6")

Bedroom 4: 3.2m (10'6") x 2.6m (8'6")

Bathroom Outside To the front of the property is a paved parking area for several cars leading to:

Car Port: 6.6m (21'8") x 2.6m (8'6")

Garage: 4.8m (15'9") x 3.0m (9'10") To the rear is a level south-westerly fully enclosed garden.

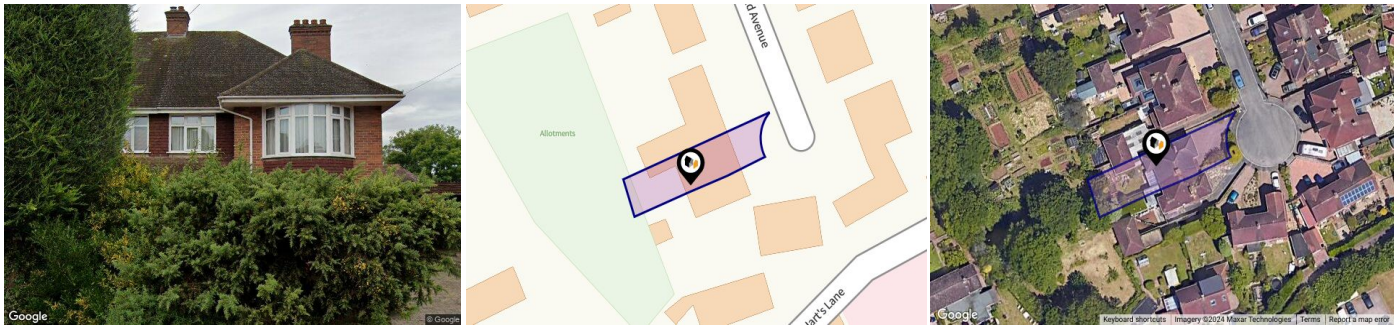
AGENTS NOTES:

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

Council Tax Band: E (Exeter City Council).

EPC Rating: D



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



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,485 ft ² / 138 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band E		
Annual Estimate:	£2,775		
Title Number:	DN607628		
UPRN:	100040212583		

Local Area

Local Authority:	Devon	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)	
Conservation Area:	No	10 mb/s	1000 mb/s
Flood Risk:			
• Rivers & Seas	No Risk		
• Surface Water	Very Low		

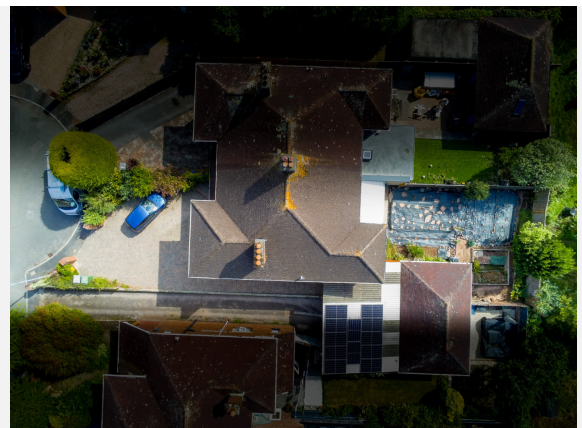
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

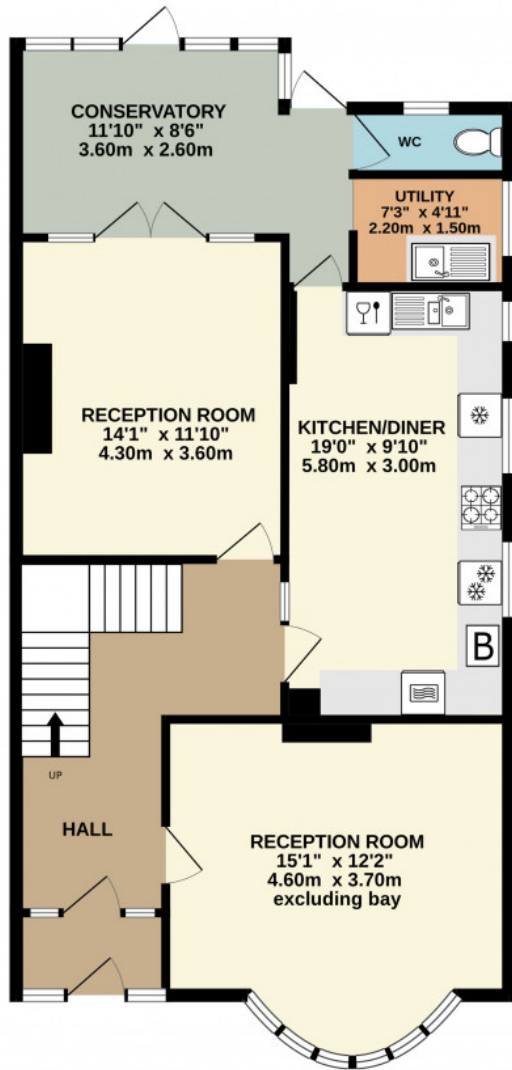




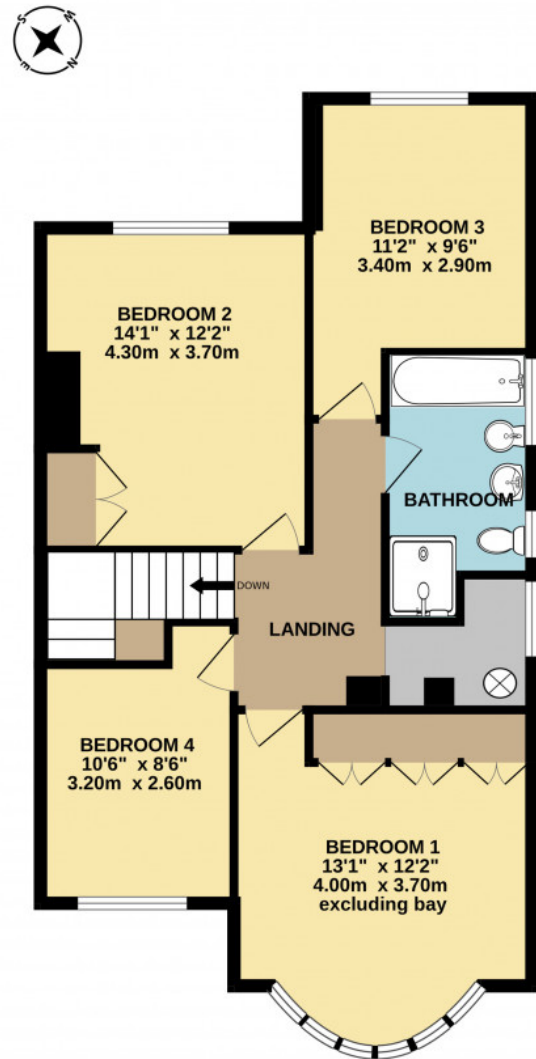


18, FAIRFIELD AVENUE, EXETER, EX4 8EL

GROUND FLOOR



1ST FLOOR



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.
 Made with Metroplex ©2024

Property EPC - Certificate

RICHARD BOUD
exp^{uk}
BESPOKE ESTATE AGENT

18 Fairfield Avenue, EXETER, EX4 8EL

Energy rating

D

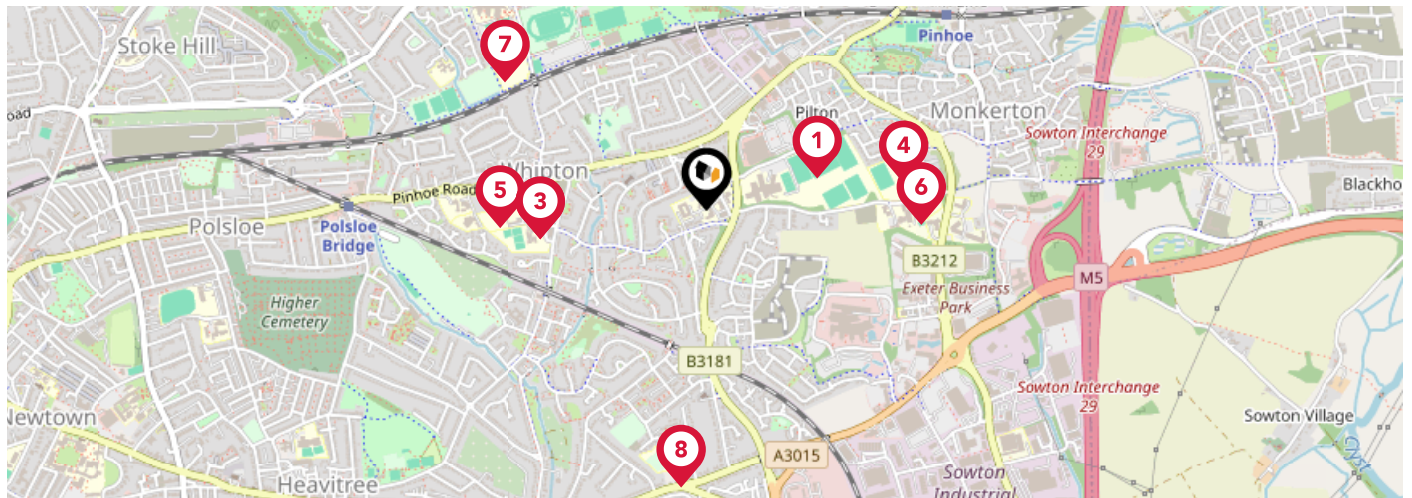
Valid until 15.05.2034

Certificate number
0380-2954-0350-2094-1881

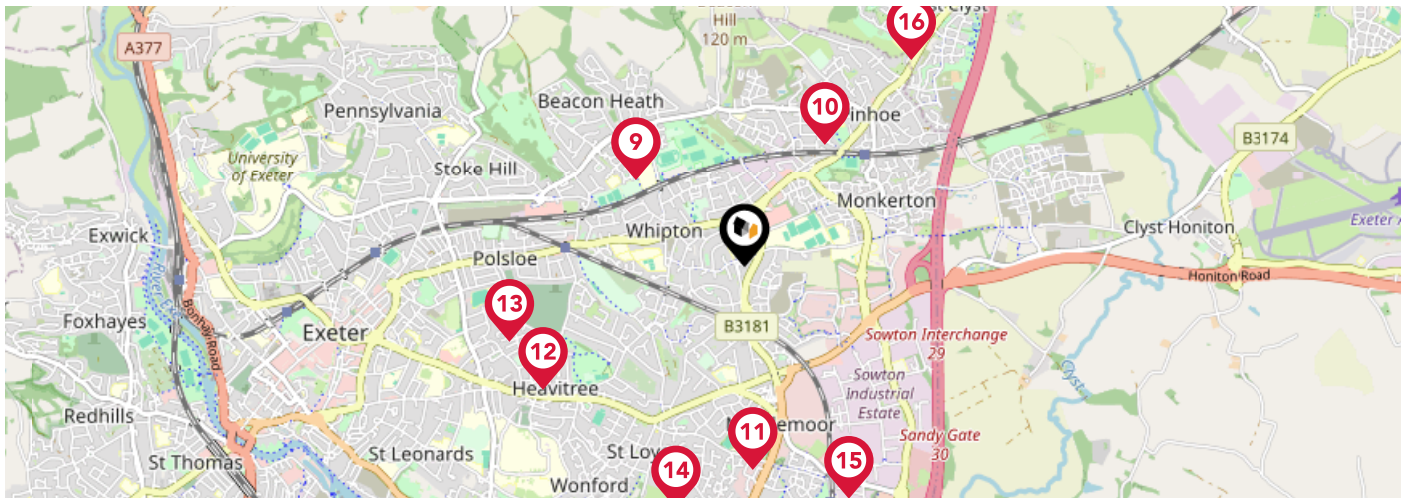
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	138 m ²



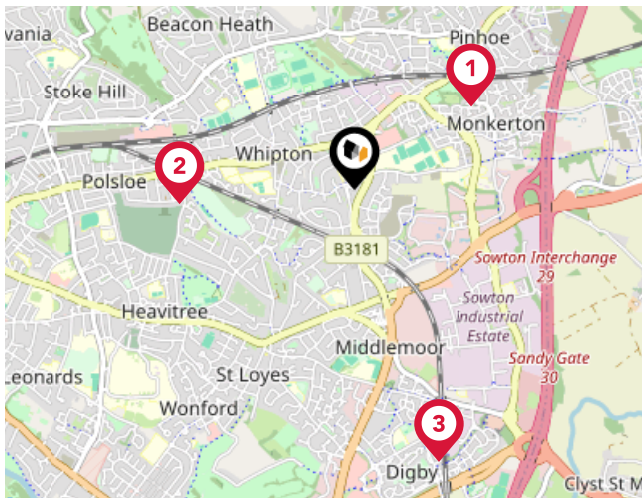
	Nursery	Primary	Secondary	College	Private
<p>1 St Luke's Church of England School Ofsted Rating: Good Pupils: 843 Distance:0.27</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Whipton Barton Infants and Nursery School Ofsted Rating: Good Pupils: 233 Distance:0.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Whipton Barton Junior School Ofsted Rating: Good Pupils: 206 Distance:0.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Monkerton Community Primary School Ofsted Rating: Good Pupils: 359 Distance:0.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Vranch House School Ofsted Rating: Outstanding Pupils: 59 Distance:0.48</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Ellen Tinkham School Ofsted Rating: Good Pupils: 237 Distance:0.51</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Willowbrook School Ofsted Rating: Requires improvement Pupils:0 Distance:0.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St Nicholas Catholic Primary School Ofsted Rating: Good Pupils: 313 Distance:0.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St James School Ofsted Rating: Good Pupils: 979 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pinhoe Church of England Primary School & Nursery Ofsted Rating: Good Pupils: 496 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter's Church of England Aided School Ofsted Rating: Good Pupils: 1308 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Michael's Church of England Primary Academy Ofsted Rating: Outstanding Pupils: 416 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ladysmith Infant & Nursery School Ofsted Rating: Requires improvement Pupils: 308 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woodwater Academy Ofsted Rating: Good Pupils: 329 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stansfield Academy Ofsted Rating: Requires improvement Pupils: 61 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westclyst Community Primary School Ofsted Rating: Outstanding Pupils: 536 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

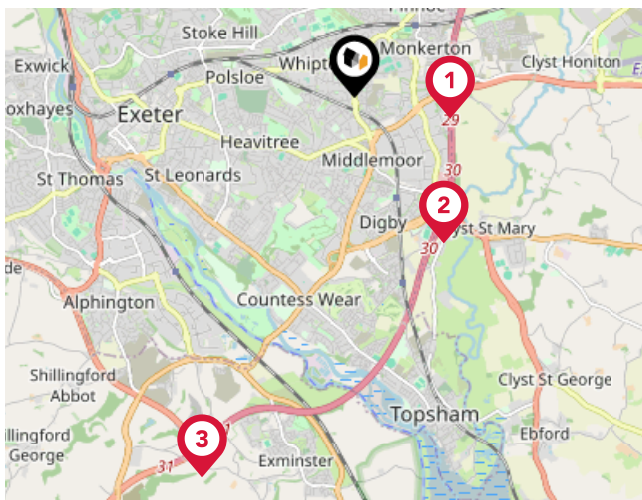
Area

Transport (National)



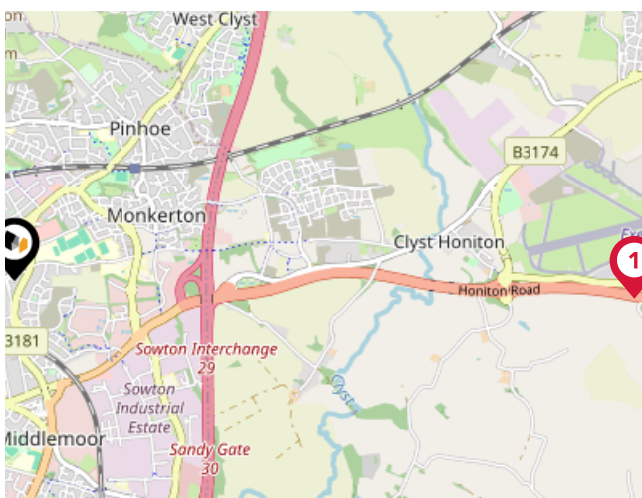
National Rail Stations

Pin	Name	Distance
1	Pinhoe Rail Station	0.67 miles
2	Pilsloe Bridge Rail Station	0.83 miles
3	Digby & Sowton Rail Station	1.34 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J29	0.92 miles
2	M5 J30	1.61 miles
3	M5 J31	3.85 miles
4	M5 J28	9.9 miles
5	M5 J27	14.02 miles

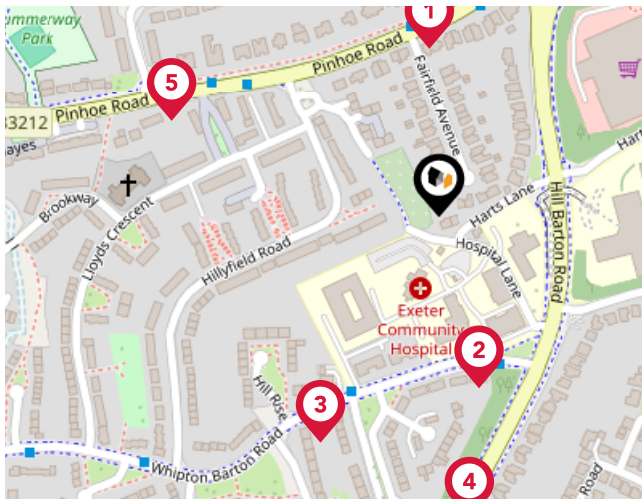


Airports/Helipads

Pin	Name	Distance
1	Exeter Airport	2.91 miles
2	Cardiff Airport	46.51 miles
3	Glenholt	34.9 miles
4	Bristol Airport	56.35 miles
5	Felton	56.35 miles

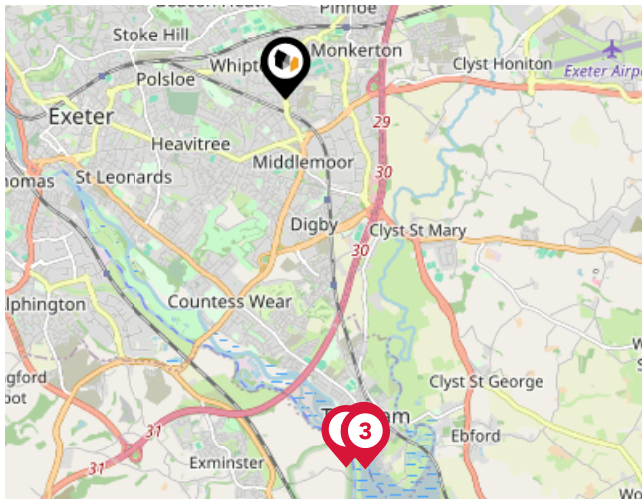
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Warwick Way	0.1 miles
2	Hospital	0.1 miles
3	Whipton Barton Shops	0.15 miles
4	Peppercombe Avenue	0.18 miles
5	Thackery Road	0.17 miles



Ferry Terminals

Pin	Name	Distance
1	Topsham Lock Ferry Landing	3.51 miles
2	Topsham Ferry Landing	3.52 miles
3	Topsham (Turf Lock Ferry) Ferry Landing	3.56 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

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Richard Boud Estate Agent powered by eXp or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Richard Boud Estate Agent powered by eXp and therefore no warranties can be given as to their good working order.

Richard Boud Estate Agent powered by eXp **Data Quality**

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Richard Boud Estate Agent powered by eXp

Exmouth
01395 262637
richard.boud@exp.uk.com
richardboud.exp.uk.com

