

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



39, GRANARY LANE, BUDLEIGH SALTERTON, EX9 6EP

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A spacious, detached 1930s-style family home. This well-established property, with a level plot of 0.3 acres, is set in a peaceful location on a sought-after road. This home provides direct access to the seafront and the Otter Estuary Nature Reserve, located just half a mile away. It offers some views towards the Otter Valley and the surrounding countryside. The town centre is less than a mile walking distance.

While this lovely residence requires some updating, it retains many charming original features. It has been thoughtfully designed so that the principal rooms enjoy picturesque views of the gardens.

The property also offers modern benefits, including gas central heating, uPVC double glazing, and gas-fired AGA in the kitchen/breakfast room. Other features include an impressive reception hall and two good-sized separate reception bay windowed rooms with a large conservatory leading off the lounge. The conservatory features an established grapevine, which we understand is most productive! Also, downstairs is a useful rear lobby area and cloakroom/WC. On the first floor is a large landing with doors to all principal rooms. The main bedroom is good-sized with a bay window, built-in wardrobes and a shower with a hand basin. There are three further bedrooms, a recently updated family bath/shower room, and a separate WC.

As mentioned earlier, the gardens are a true delight. They fully encircle the property and enjoy sunlight throughout the day. The property also offers generous private parking and a detached double garage with a bespoke wine store. In addition, there is a utility room.

This property will make a great home. It is conveniently located near the town centre of Budleigh Salterton, with the seaside towns of Exmouth and Sidmouth nearby. It is also close to an abundance of local shops, eateries, and coffee spots—a great family-friendly location. There is no onward chain with the sale.

SUMMARY OF ACCOMMODATION:

Reception

Hallway

Lounge: 5.5m (18'1") x 4.6m (15'1") excl. bay

Conservatory: 5.5m (18'1") x 2.7m (8'10") excl. bay

Dining Room: 4.6m (15'1") x 4.6m (15'1")

Kitchen/Breakfast Room: 4.6m (15'1") x 3.9m (12'10") overall

Rear Lobby/WC

Utility Room: 3.0m (9'10") x 2.1m (6'11")

First Floor Bedroom 1: 5.5m (18'1") x 4.6m (15'1") excl. bay

Bedroom 2: 4.6m (15'1") x 3.6m (11'10") excl. bay

Bedroom 3: 4.0m (13'1") x 3.4m (11'2")

Bedroom 4: 3.6m (11'10") x 2.3m (7'7")

Bathroom/WC

Outside: Set in a large, impressive plot of 0.3 acres. To the front is a gated driveway with parking leading to:

Large Garage: 6.1m (20'0") x 5.9m (19'4") with remote-controlled up-and-over door and a wine store. The beautiful, attractively landscaped gardens surround the property on all sides. They include a large lawn, patio area, gazebo, and many mature shrubs and trees.

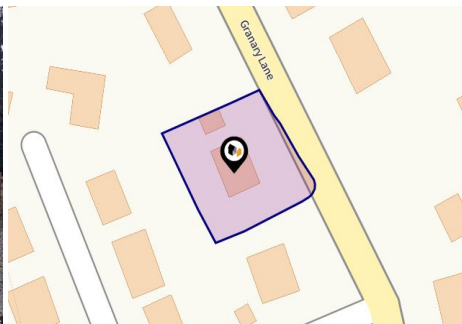
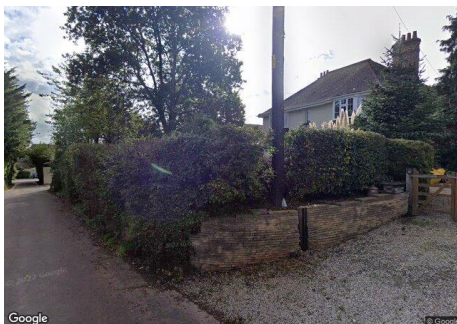
AGENTS NOTES:

Tenure: Freehold. Also, to smooth the way for the purchase, there is no onward chain with the sale.

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

EPC Rating: D

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



Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,980 ft ² / 184 m ²
Plot Area:	0.3 acres
Council Tax :	Band G
Annual Estimate:	£3,914
Title Number:	DN82840
UPRN:	100040157786

Tenure: Freehold

Local Area

Local Authority:	Devon
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15
mb/s



80
mb/s



-
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



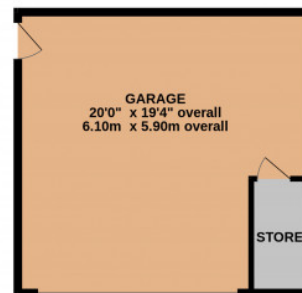
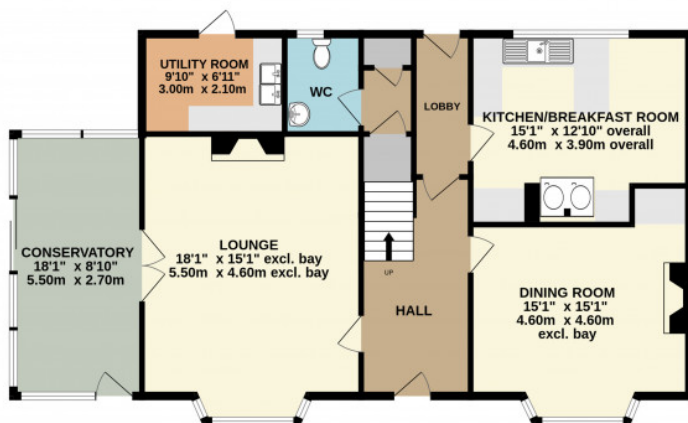




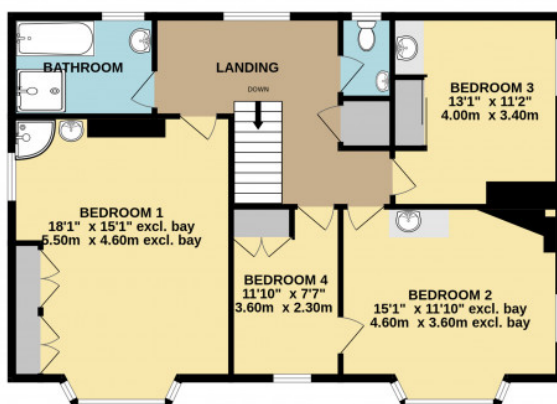


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GROUND FLOOR



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.
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Property
EPC - Certificate

39 Granary Lane, BUDLEIGH SALTERTON, EX9 6EP

Energy rating

D

Valid until 17.02.2035

Certificate number
9487-3046-2202-1335-9200

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	Gas range cooker, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	184 m ²

RICHARD BOUD

eXp UK

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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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