

RICHARD BOUD

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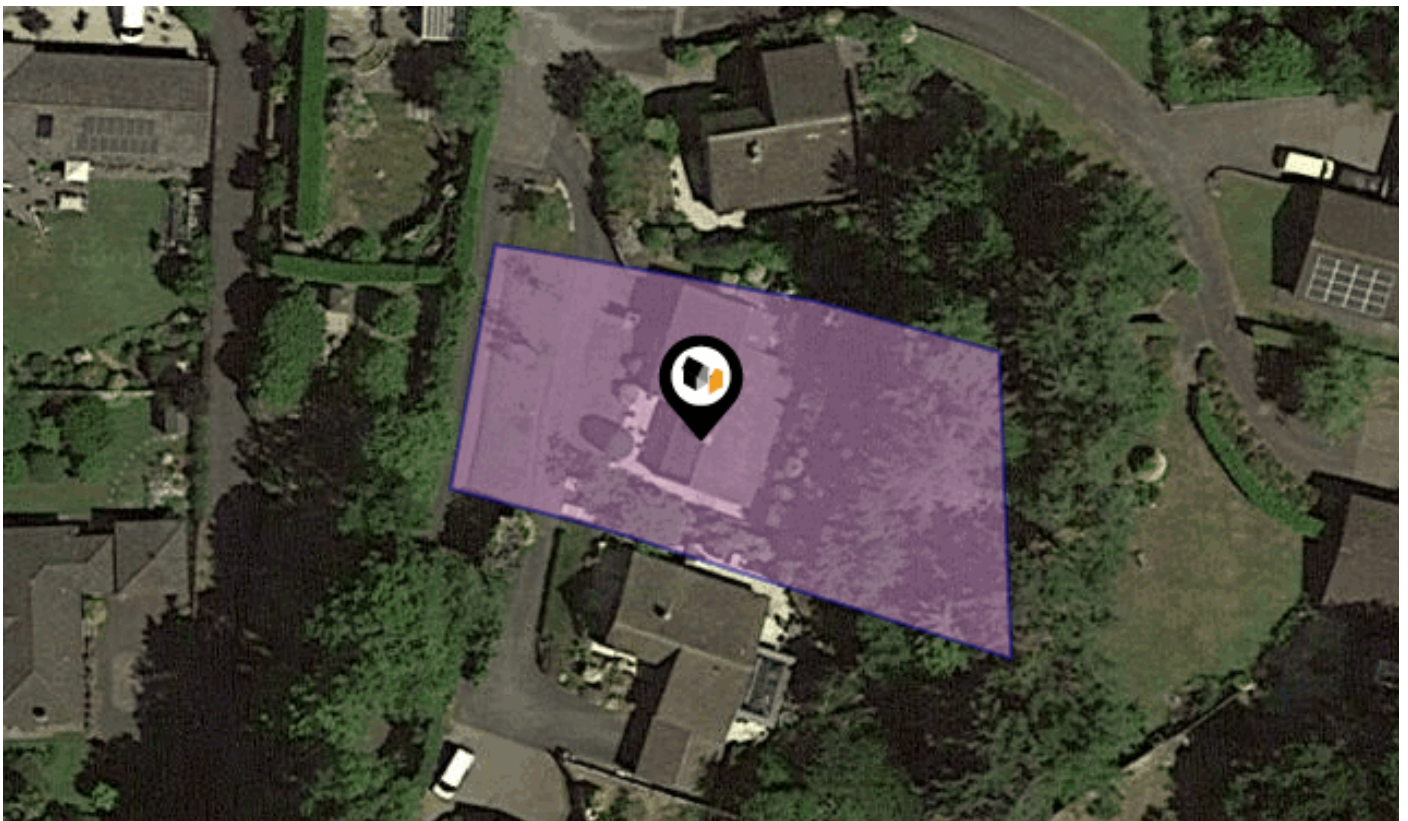
BESPOKE ESTATE AGENT



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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area



**WINGLETANG, 7, SIDMOUNT GARDENS, SIDMOUTH, EX10 8XQ**

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Wingletang offers a rare opportunity to enjoy a spacious, well-planned, unique, and charming detached three-bedroom bungalow. The property is positioned within easy reach of the town centre and seafront (approx. 0.8 miles), boasts stunning, far-reaching countryside views and is set in a small, exclusive cul-de-sac. Another particular feature is the large garden (0.28 acres), which includes a small wooded copse. This is the first time the property has been on the market since it was bought brand new in 1985.

The bungalow is well-presented and in good decorative order, though it would benefit from some updating and modernisation. It offers the perfect chance to personalise and add value. Features include gas central heating and timber-framed double glazing for year-round comfort.

Nestled within beautifully and well-loved landscaped sloping gardens covering approximately 0.28 acres, the property also features a delightful small-level wooded copse with a summerhouse, providing a serene and private outdoor retreat. A spacious single garage, additional storeroom, and a parking space enhance the practicality of this home.

With no onward chain, this delightful bungalow is ready for its next chapter—offering both potential and tranquillity in an enviable setting.

### SUMMARY OF ACCOMMODATION

#### Reception Hall

**Lounge:** 7.5m (24'7") x 4.0m (13'1")

**Dining Room:** 3.9m (12'10") x 3.5m (11'6")

**Kitchen/Breakfast Room:** 4.2m (13'9") x 3.5m (12'10")

**Bedroom 1:** 4.8m (15'9") x 4.0m (13'1")

#### Ensuite Shower Room

**Bedroom 2:** 3.3m (10'10") x 3.0m (9'10")

**Bedroom 3:** 4.0m (13'1") x 2.9m (9'6") overall

#### Bathroom

**Outside:** The total area of the grounds is approx. 0.28 acres. To the front is a lawned area, and steps lead up to the main front door and covered lobby. Front terrace with gentle step access. The driveway with parking for one car leads to:

**Large integral garage:** 7.3m (23'11") x 2.8m (9'2), with an up-and-over door, light/power points, and cold water supply. **Adjacent store room/workshop:** 3.7m x 1.8m

The spacious rear garden features terraces with winding pathways and well-stocked borders of various plants, shrubs, and trees leading up to a large, level wooded area. There is also a good-sized Summerhouse.

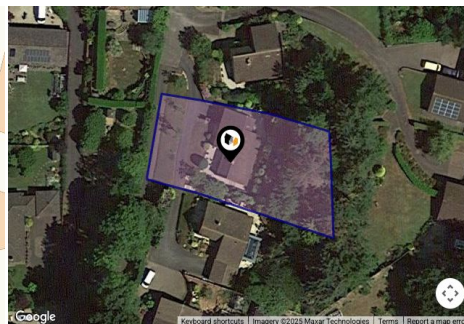
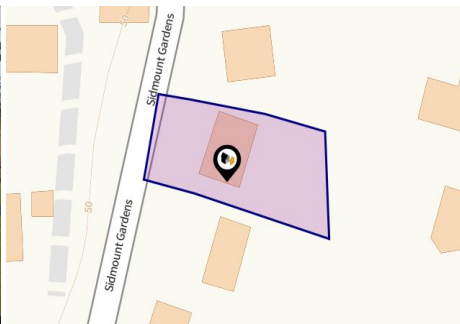
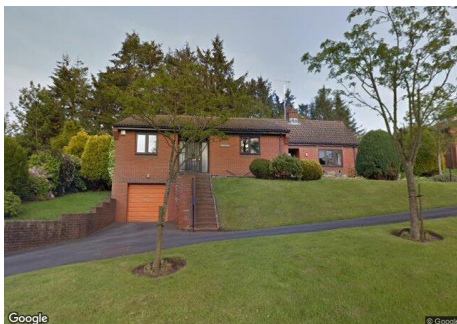
### AGENTS NOTES:

**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:** G (East Devon District Council).

**EPC Rating:** E

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



## Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,388 ft <sup>2</sup> / 129 m <sup>2</sup>
Plot Area:	0.28 acres
Council Tax :	Band G
Annual Estimate:	£3,914
Title Number:	DN184754
UPRN:	100040198683

Tenure: Freehold

## Local Area

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

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

16  
mb/s



58  
mb/s



1800  
mb/s



Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:















WINGLETANG, 7, SIDMOUNT GARDENS, SIDMOUTH, EX10  
8XQ



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**

7 Sidmount Gardens, SIDMOUTH, EX10 8XQ		Energy rating <b>E</b>	
Valid until 16.02.2035		Certificate number 0300-2003-9420-2995-7605	
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		77   <b>C</b>
55-68	<b>D</b>		
39-54	<b>E</b>	52   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		



## Additional EPC Data

<b>Property Type:</b>	Detached bungalow
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	129 m <sup>2</sup>

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.



## Important - Please Read

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