

RICHARD BOUD

exp^{UK}

BESPOKE ESTATE AGENT



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area



6, RYLL COURT DRIVE, EXMOUTH, EX8 2JP

Richard Boud Estate Agent powered by eXp

Exmouth

01395 262637

richard.boud@exp.uk.com

richarboud.exp.uk.com



Powered by
aprift
Know any property instantly

A detached chalet-style three-bedroom residence with fabulous far-reaching estuary views. Set in a small cul-de-sac situated within easy reach of the town centre, it is convenient for local schools, bus routes and health centres.

The magnificent views from the rear of the property, overlooking the town and estuary, are truly breathtaking and are one of the main selling points. These stunning views can be enjoyed from the living room, main bedroom, first-floor bedroom/study balcony and the rear garden.

The front door leads to a large entrance lobby with access to the spacious open-plan living room with doors leading to the other rooms and a staircase to the first floor. The living room has a double-glazed French door opening to a covered veranda with fabulous views. There is a kitchen/breakfast room with a walk-in cupboard with an updated Bosch Worcester gas-fired boiler to supply domestic hot water and central heating. The main bedroom has built-in wardrobes and views whilst the second bedroom also has a large built-in wardrobe. There is also an adjacent bathroom. On the first floor is a room with fabulous views, a French door to a balcony and an ensuite cloakroom. This offers versatile accommodation as a bedroom or study/reception room. The windows and external doors are uPVC double-glazed.

Outside are generous, well-maintained front and rear gardens with flower, shrub beds and lawned areas. At the front, ample off-road parking for several cars leads to the attached single garage. At the rear of the fully enclosed, mainly lawned garden is a raised deck perfect for alfresco entertaining whilst taking in sunsets and fantastic views. Two useful sheds are also included. There is rear access to the garage and pedestrian side access.

Although the property is currently habitable, it offers a significant opportunity for expansion and improvement. There is an approved planning application with EDDC for a substantial extension if the new owner wishes to expand. *Ref: 24/2075/FUL | Proposed single-storey rear extension (N.W.), side garage extension (N.E.), and revised roof, including a rear dormer (N.W.) to provide additional first-floor accommodation.*

SUMMARY OF ACCOMMODATION:

Ground Floor

Large Entrance Lobby: 4.3m (14'1") x 2.6m (8'6")

Open Plan Living Room: 7.0m (23'0") x 5.0m (16'5") overall

Kitchen/Breakfast Room: 5.0m (16'5") x 3.3m (10'10")

Bedroom 1: 4.0m (13'1") x 3.6m (11'10")

Bedroom 2: 2.8m (9'2") x 2.6m (8'6") excl. wardrobe

Bathroom/WC

First Floor

Landing

Bedroom 3/Study : 4.0m (13'1") x 3.6m (11'10")

Ensuite Cloakroom

Balcony: 4.0m (13'1") x 1.4m (4'7")

Outside: Total plot size 0.16 acre. Double wood gates open to a private driveway with ample parking. Enclosed front garden. **Single attached Garage:** 5.7m (18'8") x 2.5m (8'2"). Large, fully enclosed rear garden. Elevated sun terrace. Two sheds.

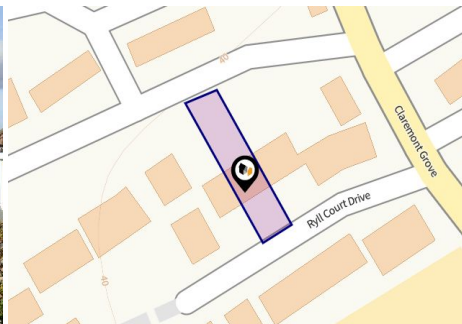
NOTES:

Tenure: Freehold - vacant possession on completion.

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

EPC Rating: C **Services:** Mains electric, gas, water & drainage. Superfast broadband available.

Approved Planning Application: East Devon District Council. Ref: 24/2075/FUL | Proposed single-storey rear extension (N.W.)



Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,119 ft ² / 104 m ²
Plot Area:	0.16 acres
Council Tax :	Band E
Annual Estimate:	£2,870
Title Number:	DN178389
UPRN:	100040175591

Last Sold Date:	18/12/2023
Last Sold Price:	£527,100
Last Sold £/ft ² :	£471
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	61 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

RICHARD BOUD
exp^{UK}
BESPOKE ESTATE AGENT

Planning records for: **6, Ryll Court Drive, Exmouth, EX8 2JP**

Reference - 24/2075/FUL

Decision: Approved

Date: 03rd October 2024

Description:

Proposed single storey rear extension (N.W.), side garage extension (N.E.) and revised roof including rear dormer (N.W.) to provide additional first floor accommodation.

Reference - 24/1301/FUL

Decision: Withdrawn

Date: 25th June 2024

Description:

Proposed single storey rear extension (NW), side garage extension and carport (NE), revised roof including rear dormer (NW) and revised rear terrace

Reference - EastDevon/10/1179/FUL

Decision: Decided

Date: 05th July 2010

Description:

New balcony to rear elevation

Reference - EastDevon/06/0804/FUL

Decision: Decided

Date: 21st March 2006

Description:

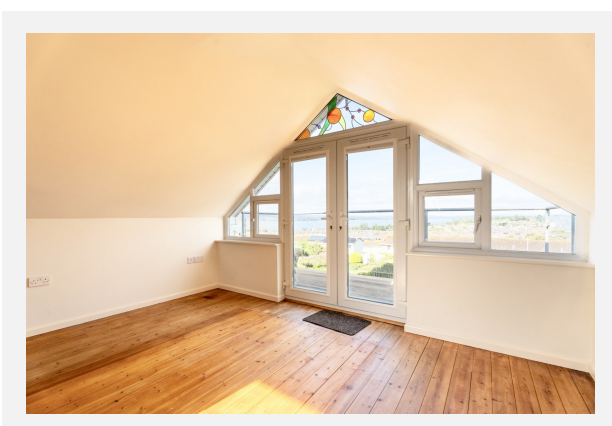
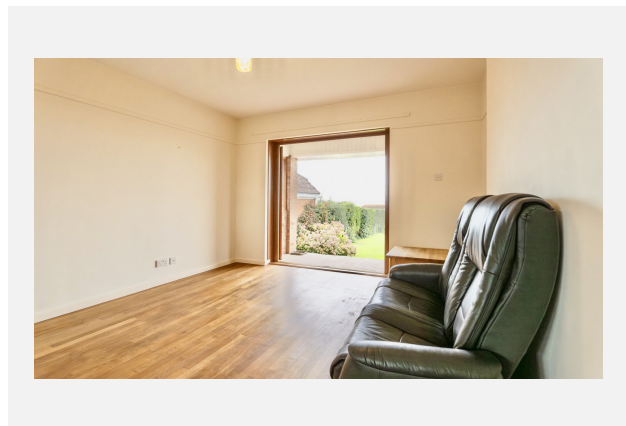
Loft conversion including construction of dormer

Planning History

This Address

Planning records for: *6, Ryll Court Drive, Exmouth, EX8 2JP*

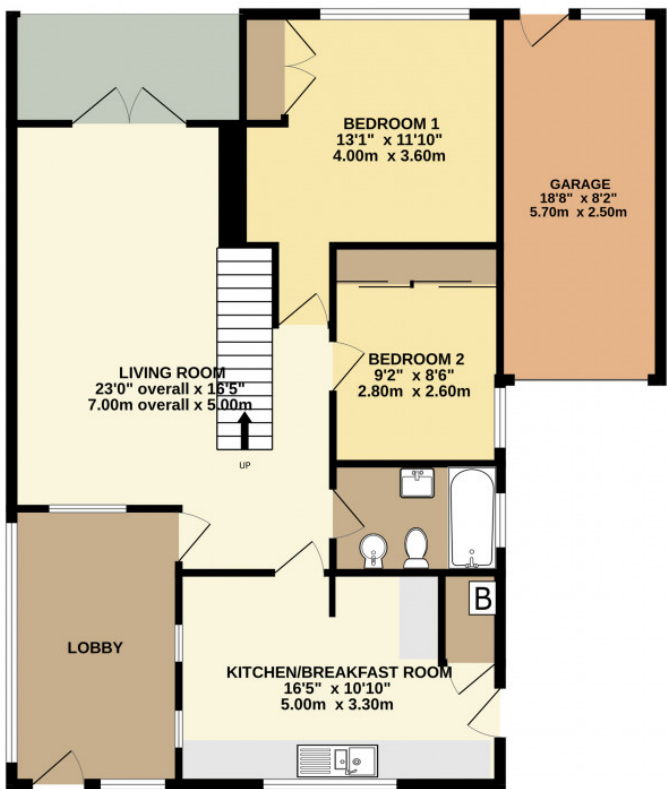
Reference - EastDevon/10/1107/FUL	
Decision:	Decided
Date:	09th June 2010
Description:	Construction of single storey front extension



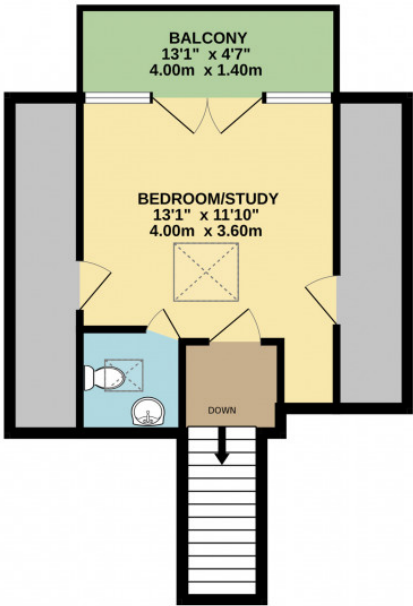


6, RYLL COURT DRIVE, EXMOUTH, EX8 2JP

GROUND FLOOR
1126 sq.ft. (104.6 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 1501 sq.ft. (139.4 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.
Made with Metropix ©2023

Property
EPC - Certificate

RICHARD BOUD
exp UK
BESPOKE ESTATE AGENT

6 Ryll Court Drive, EXMOUTH, EX8 2JP		Energy rating C	
Valid until 03.10.2033		Certificate number 0380-2298-2310-2297-3031	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 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, 300 mm loft insulation
Roof Energy:	Very 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:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	104 m ²

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

