

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



**APARTMENT 6, ELWYN GREEN, 4, ELWYN ROAD,  
EXMOUTH, EX8 2EL**

**Richard Boud Estate Agent powered by eXp**

Exmouth

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Discover this beautifully presented ground-floor garden apartment nestled within the sought-after 'Avenues' of Exmouth. Built as part of the exclusive Elwyn Green development, comprising just twelve homes in a former Victorian residence with a stylish modern extension, this property blends character and contemporary flair. Its location is extremely convenient, with the town centre just a short distance away (about 1.5 miles) and Exmouth's seafront within easy reach (about 1 mile). Local shops, including a mini supermarket and post office, are conveniently located just a few minutes' walk away at Littleham Cross.

Benefits include an open-plan living space with a bright, spacious sitting/dining/kitchen area featuring integrated appliances and sleek finishes, seamlessly opening onto a landscaped private garden—perfect for both elegant entertaining and peaceful relaxation. There are two double bedrooms. The main suite has its own en-suite shower room, while the second offers versatility as a guest room or home office. Additionally, there is a family bathroom fully appointed with modern fixtures and thoughtfully designed for convenience. Particular mention must be made of the private outdoor space featuring a professionally landscaped rear garden by garden designer Lucy Shaw, directly accessible from the living area, offering your outdoor sanctuary.

Finish and fittings are immaculately maintained and tastefully decorated throughout, with engineered oak flooring in the main areas, plush carpeting in bedrooms, elegant lighting, integrated kitchen appliances, granite worktops, and underfloor heating. Security and accessibility include a secure gated entrance with video intercom, designated resident and visitor parking, along with bike and bin storage.

In summary, this apartment is a rare opportunity to own a contemporary and character-filled home, finished to an exceptional standard on Exmouth's premier leafy avenue. With two spacious bedrooms (main with en-suite), open-plan living opening to a private professionally landscaped rear garden, secure parking, and a share of the freehold, this property is ideal for professionals, downsizers, or investors seeking quality and location in one. **No onward chain.**

### SUMMARY OF ACCOMMODATION:

#### Ground Floor - Communal Hall

#### Private Halls

**Sitting/Dining Room:** 5.2m (17'1") x 5.0m (16'5") overall

**Kitchen:** 3.0m (9'10") x 2.8m (12'6")

**Main Bedroom:** 3.9m (12'10") x 3.0m (9'10") excluding door recess

#### Ensuite/WC

**Bedroom 2:** 3.9m (12'10") x 2.9m (9'6")

#### Bathroom/WC

**Outside:** To the front is a gated driveway leading to a large parking area with an allocated parking space and visitors' parking. Useful covered storage/bin area. Fully enclosed, professionally landscaped rear garden south westerly facing.

### NOTES:

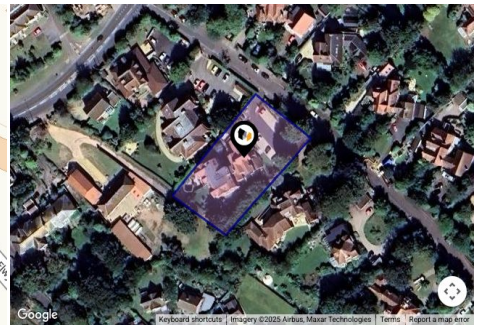
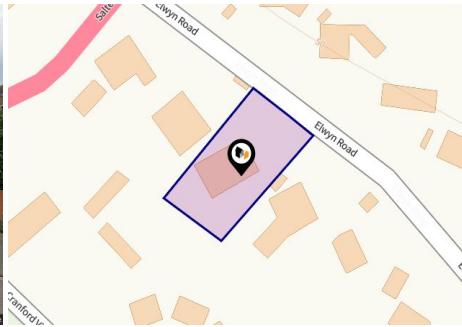
**Tenure:** Share of Freehold (1/12th) - Elwyn Green Management Company - with a 999-year lease from 01/01/2019 with no annual ground rent. Vacant possession on completion. No onward chain

**Services Charges:** £156 per calendar month

**Council Tax Band:** D (East Devon District Council).

**EPC Rating:** B

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



## Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	785 ft <sup>2</sup> / 73 m <sup>2</sup>
Plot Area:	0.57 acres
Council Tax :	Band D
Annual Estimate:	£2,461
Title Number:	DN93076
UPRN:	10093128221

Last Sold Date:	23/10/2020
Last Sold Price:	£335,000
Last Sold £/ft <sup>2</sup> :	£426
Tenure:	Freehold

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5	49	10000
mb/s	mb/s	mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:







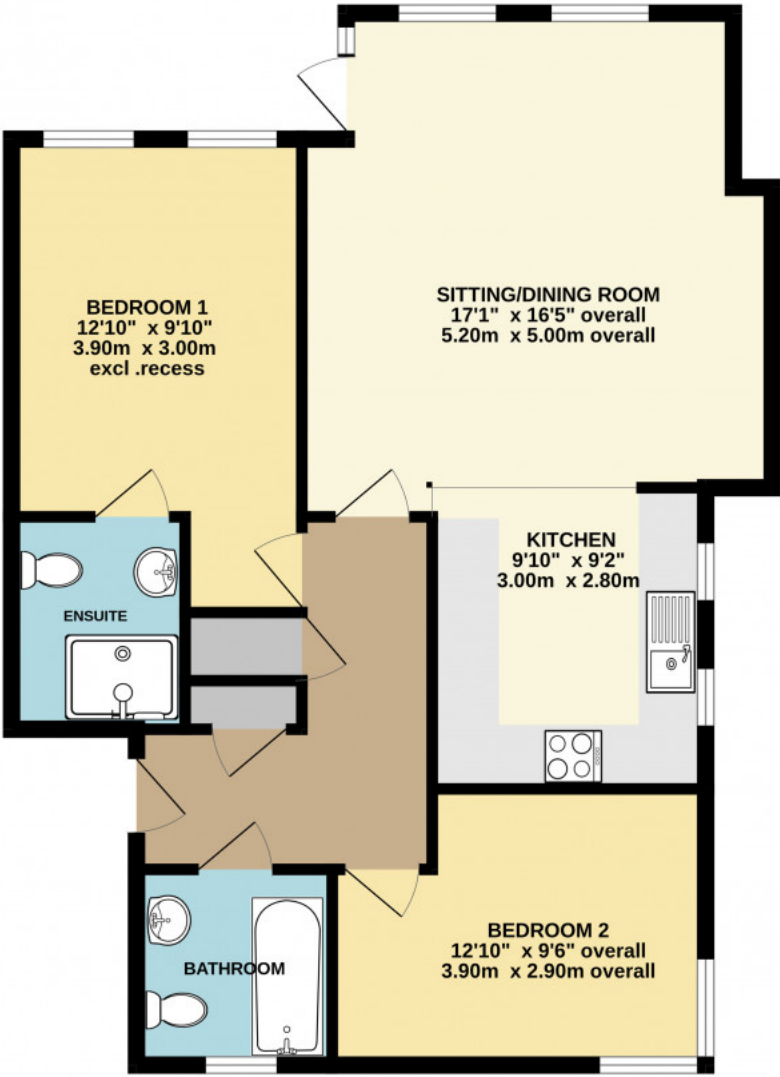






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GROUND FLOOR



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**

Apartment 6 Elwyn Green, 4, Elwyn Road, EX8 2EL

Energy rating

**B**

Valid until 24.10.2029

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

## Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Floor Level:</b>	Ground floor
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.18 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	(other premises above)
<b>Main Heating:</b>	Boiler & underfloor, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.12 W/m-Â°K
<b>Total Floor Area:</b>	73 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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# Richard Boud Estate Agent

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