

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



**LITTLEMEAD, KNOWLE ROAD, BUDLEIGH SALTERTON,
EX9 6AS**

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Littlemead is a charming detached house nestled within a peaceful, mature garden on the prestigious Knowle Road in Budleigh Salterton. Originally built in the early 1990s, the current owners have thoughtfully extended the property, and it now boasts four double bedrooms. Conveniently situated in a quiet location just a short stroll from the town centre and beach.

Well-presented throughout, the property is bright, spacious, and ready to move into. Inside, from the open reception hall, there is a cloakroom/WC, two reception rooms, with the sitting room being dual aspect and leading to a conservatory that offers lovely woodland views. The well-equipped kitchen/breakfast area includes a gas-fired Aga, built-in electric oven, hob, cooker hood and fridge/freezer. On the first floor, from the large landing, there are two large double bedrooms, each with an en-suite, as well as two additional double bedrooms and a family shower room. This lovely home also features gas central heating and uPVC double glazing.

The property is set in approximately 0.19 acres. To the front, a private driveway provides ample parking and leads to a large double garage with space for a workshop, featuring an automated door. The fully enclosed, southwesterly-facing rear garden offers a high degree of privacy, backing onto open woodland with a small orchard, a patio terrace, sweeping lawns, flower beds, a garden shed, and a greenhouse.

This property makes a wonderful home. It is close to the town centre of Budleigh Salterton, with the seaside towns of Exmouth and Sidmouth nearby.

SUMMARY OF ACCOMMODATION:

Reception Hall

Cloakroom/WC

Sitting Room: 6.2m (20'4") x 3.8m (12'6")

Conservatory: 4.4m (14'5") x 3.0m (9'10")

Dining Room: 3.3m (10'10") x 3.1m (10'2") excl.bay

Kitchen/Breakfast Room: 4.4m (14'5") x 3.2m (10'6") overall

First Floor Bedroom 1: 4.3m (14'1") x 3.8m (12'6") excl.door recess

Ensuite Bathroom/WC

Bedroom 2: 6.0m (19'8") x 3.7m (12'2")

Ensuite Shower Room/WC

Bedroom 3: 3.7m (12'2") x 3.2m (11'6")

Bedroom 4: 3.1m (10'2") x 2.8m (9'2")

Shower Room/WC

Outside: Set in a large, impressive plot of 0.19 acres. To the front is a gated driveway with ample parking area leading to:

Large Double Garage: 6.1m (20'0") x 5.3m (17'5") with remote-controlled up-and-over door.

To the side and rear are attractively landscaped gardens.

AGENTS NOTES:

Tenure: Freehold. Vacant possession on completion.

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

EPC Rating: D

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



Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,851 ft ² / 172 m ²
Plot Area:	0.19 acres
Year Built :	1991-1995
Council Tax :	Band F
Annual Estimate:	£3,555
Title Number:	DN628015
UPRN:	100040158183

Last Sold Date:	28/08/2012
Last Sold Price:	£465,000
Last Sold £/ft²:	£251
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	40 mb/s	- mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

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Planning records for: *Littlemead, Knowle Road, Budleigh Salterton, EX9 6AS*

Reference - EastDevon/13/2469/FUL	
Decision:	Decided
Date:	18th November 2013
Description:	First floor extension over existing garage

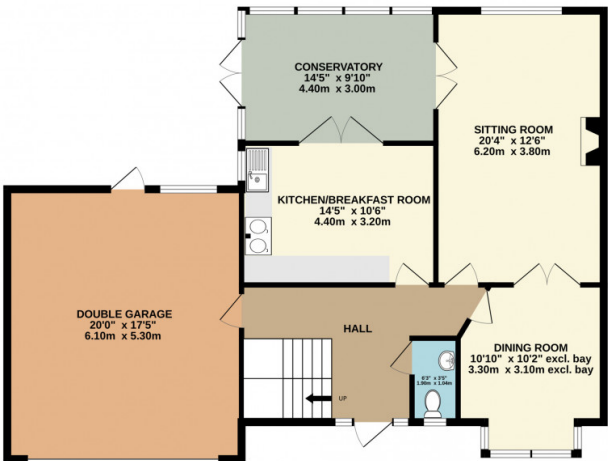




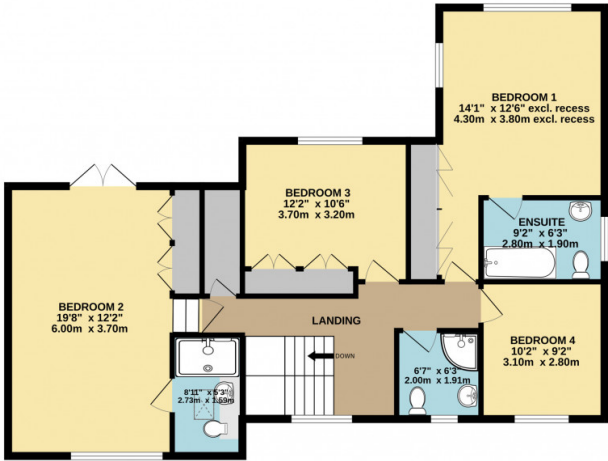


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GROUND FLOOR



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

Littlemead, Knowle Road, BUDLEIGH SALTERTON, EX9 6AS		Energy rating D	
Valid until 14.07.2035		Certificate number 0370-2345-4530-2795-1221	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	75 C
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
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:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Air Tightness:	(not tested)
Total Floor Area:	172 m ²

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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.

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