

RICHARD BOUD

exp^{UK}

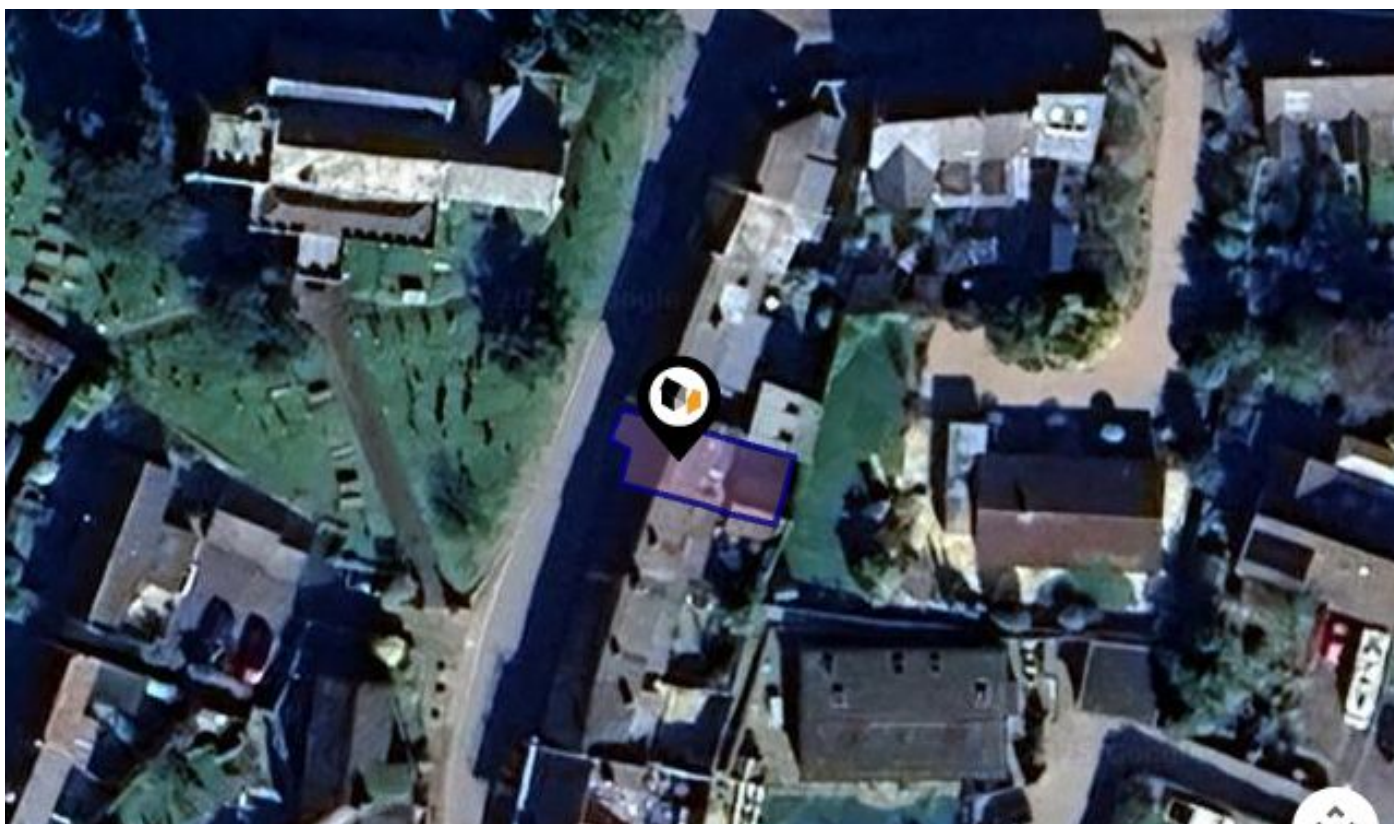
BESPOKE ESTATE AGENT



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area



**ANGLE COTTAGE, 40, HIGH STREET, EAST BUDLEIGH,
BUDLEIGH SALTERTON, EX9 7ED**

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Nestled on the historic High Street of the scenic East Devon village of East Budleigh, Angle Cottage is a Grade II listed thatched home brimming with character and timeless charm. Originally dating back to the 16th century, this delightful property blends traditional craftsmanship with modern comfort, all in the heart of one of Devon's most desirable villages.

Beautifully presented throughout, the cottage offers a welcoming sitting room with exposed beams and a traditional fireplace – perfect for winter evenings – a quaint kitchen with built-in oven and hob, and a separate dining room overlooking the fully enclosed courtyard garden, an ideal retreat for quiet moments or entertaining.

Upstairs, two double bedrooms retain a wealth of period features, with the main bedroom benefiting from a small dressing room. Both rooms enjoy views over the village rooftops, making the most of the cottage's cosy proportions. In addition, there is a gas-fired Worcester Bosch boiler to supply domestic hot water and central heating.

Outside, to the rear, a pretty cottage-style small courtyard garden provides a private and tranquil space. It serves as an inviting extension of the home – perfect for relaxing or entertaining. Off-road parking is available in the free village car park situated close by. There is no onward chain.

SUMMARY OF ACCOMMODATION:

Ground Floor

Sitting Room: 5.5m (18'1") x 5.4m (17'9") overall

Kitchen: 3.5m (11'6") x 2.4m (7'10")

Cloakroom/WC Shower Room

Rear Lobby: 2.7m (8'10") x 1.6m (5'3")

Dining Room: 4.4m (14'5") x 1.8m (5'11")

First Floor

Landing

Bedroom 1: 4.0m (13'1") x 3.1m (10'2")

Dressing Room: 2.4m (7'10") x 1.8m (5'11")

Bedroom 2: 3.7m (12'2") x 2.0m (6'7")

Outside: Fully enclosed small courtyard garden

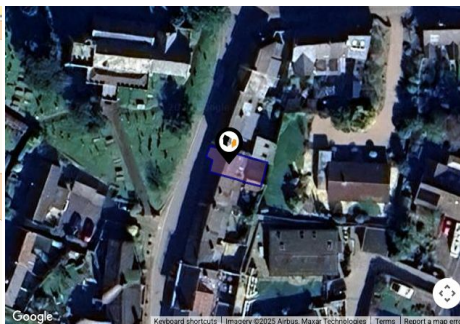
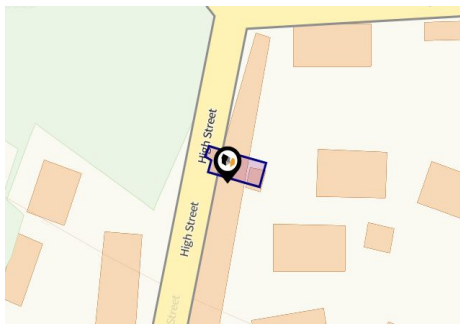
AGENTS NOTES:

Services: Mains electricity, gas, water and drainage. Superfast fibre broadband.

Tenure: Freehold with vacant possession. No onward chain.

Council Tax Band: D (East Devon District Council)

EPC Rating: D



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	925 ft ² / 86 m ²
Plot Area:	0.02 acres
Year Built :	Before 1900
Council Tax :	Band D
Annual Estimate:	£2,461
Title Number:	DN111623
UPRN:	100040157968

Last Sold Date:	10/08/2015
Last Sold Price:	£205,000
Last Sold £/ft ² :	£526
Tenure:	Freehold

Local Area

Local Authority:	Devon
Conservation Area:	East Budleigh
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

5	49	1800
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

Planning records for: *Angle Cottage, 40, High Street, East Budleigh, Budleigh Salterton, EX9 7ED*

Reference - EastDevon/13/1417/FUL

Decision: Decided

Date: 28th June 2013

Description:

Rear extension and rebuilding of garden room (partially retrospective)

Reference - EastDevon/13/1418/LBC

Decision: Decided

Date: 27th June 2013

Description:

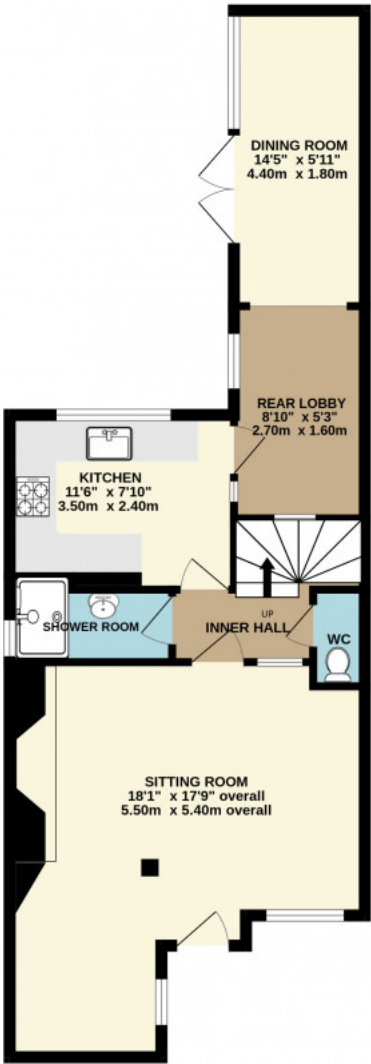
Rear extension and re-building of garden room (partially retrospective)



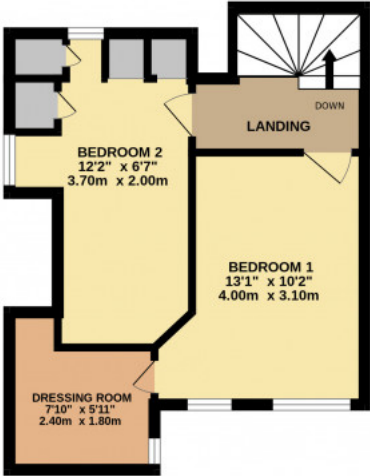


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GROUND FLOOR



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

40 High Street, East Budleigh, BUDLEIGH SALTERTON, EX9 7ED		Energy rating D	
Valid until 15.09.2035		Certificate number 9400-4651-0722-6594-3153	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	68 D
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Cob, as built
Walls Energy:	Average
Roof:	Pitched, no insulation
Roof Energy:	Very poor
Window:	Partial double glazing
Window Energy:	Very poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Air Tightness:	(not tested)
Total Floor Area:	86 m ²

RICHARD BOUD

eXp UK

BESPOKE ESTATE AGENT

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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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