

RICHARD BOUD
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BESPOKE ESTATE AGENT



Ryll Court Drive, Exmouth, EX8

Exmouth

Guide Price

£545,000

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 study/bedroom 3 with fabulous views, a French door to a balcony and an ensuite cloakroom. 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 the property. No onward chain.

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

Study/Bedroom 3 : 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.), side garage extension (N.E.), and revised roof, including a rear dormer (N.W.) to provide additional first-floor accommodation. It can be viewed on EDDC's planning website.

Please note: Some images have been virtually staged for illustrative purposes only. Furniture and décor shown are computer-generated and are not included in the sale.





Virtually Staged



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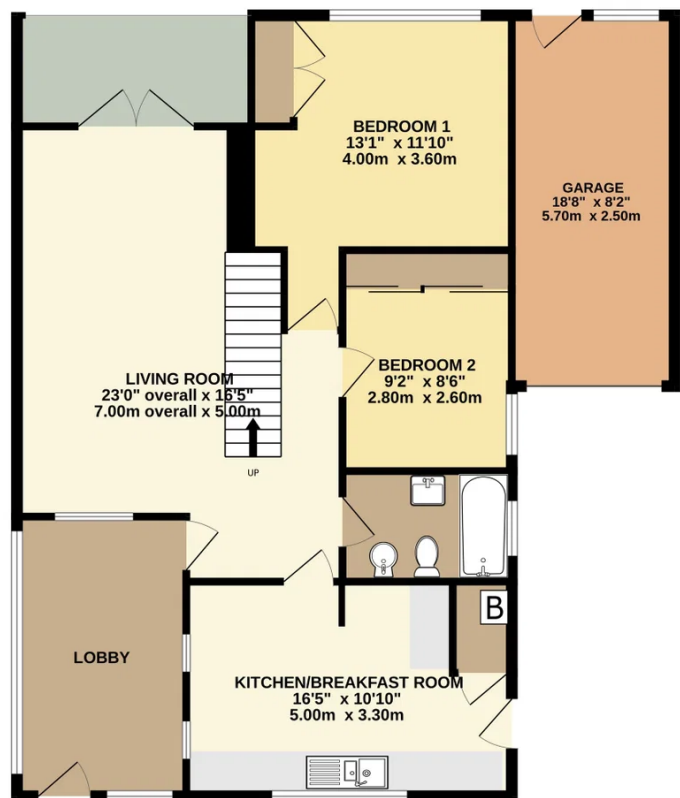
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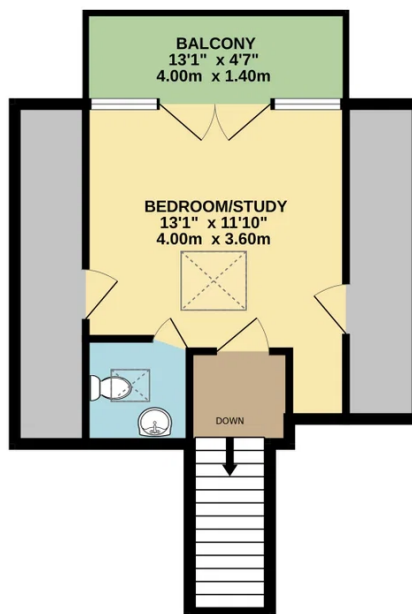
Virtually Staged

All rooms have been measured with an electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Richard Boud Estate Agent for themselves and the vendors or lessors produce these details in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge when going to press. We are required by law to conduct Anti-Money Laundering checks on all parties involved in the sale or purchase of a property. In line with HMRC's guidance, we take this responsibility seriously to ensure the accuracy and continuous monitoring of these checks. Our partner, Move Butler, will conduct the initial checks on our behalf. They will contact you, and where possible, a biometric check will be sent to you electronically only once your offer has been accepted. As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data collection, manual checking, and monitoring. You will need to pay this amount directly to Move Butler and complete all Anti-money Laundering checks before your offer can be formally accepted. You must also provide evidence of how you intend to finance your purchase before formally accepting any offer.

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

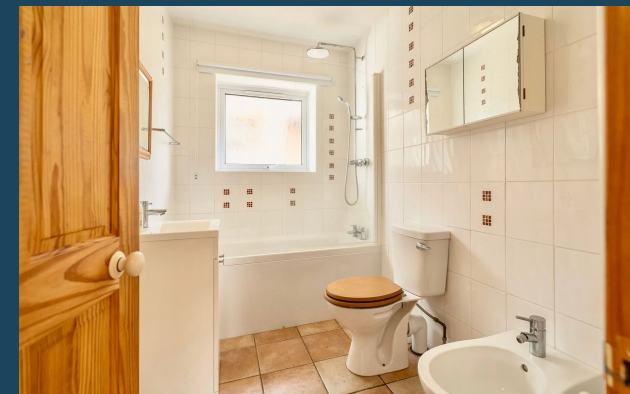


1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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