

RICHARD BOUD

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area



**MOORPARK, 2, UPPER STONEBOROUGH LANE, BUDLEIGH
SALTERTON, EX9 6SU**

Guide Price : £950,000

Richard Boud Estate Agent powered by eXp

Exmouth

01395 262637

richard.boud@exp.uk.com

richardboud.exp.uk.com



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Moorpark is an impressive detached bungalow of exceptional quality, believed to have been originally built in the 1920s and then extended further. Its distinctive design features accommodation all on one floor, showcasing a strong Colonial influence. This is reflected internally in the bright, spacious rooms that create an appealing sense of openness. The main rooms overlook the rear garden, which benefits from a south-westerly aspect and offers beautiful views over the town, golf course, and distant countryside.

Although the property is conveniently located near the town centre, it offers a surprising level of privacy. The residence is positioned on an elevated site of approximately 0.45 acres, while the gardens are mostly level or gently sloping. These gardens will appeal to "green-fingered" enthusiasts, featuring attractive landscaping with lawns, mature plants, sunny seating areas, and the previously mentioned views.

This wonderful residence features gas-fired CH (boiler updated in 2020) and primary double glazing. The impressive hall is bright and spacious and leads to all the principal rooms: the sitting room with a feature square bay window, the separate dining room, the kitchen/breakfast room with gas-fired aga and walk-in pantry, a further separate butler's pantry, the main bedroom suite with dressing area and en-suite bathroom, three further bedrooms (two of which are double and the fourth is a single bedroom which could also be used as a study) and the family shower room.

Outside, set in the 0.45 acre plot, there is a utility/boiler/storeroom, three timber sheds, a large detached single garage with light/power and a remote-controlled up-and-over door, and a private driveway with off-road parking for at least two cars and the potential to provide more parking.

No chain onward.

SUMMARY OF ACCOMMODATION:

Entrance Porch

Reception Hall

Cloakroom/WC

Sitting Room: 4.5m (14'9") x 4.0m (13'1") opening up to 3.3m (10'10") x 3.2m (10'6")

Dining Room: 4.0m (13'1") x 3.7m (12'2")

Kitchen/Breakfast Room: 5.5m (18'1") x 3.8m (12'6") overall

Main Bedroom Suite: 5.5m (18'1") x 4.6m (15'1")

Dressing Room Area: 4.6m (15'1") x 2.4m (7'10")

Ensuite Bathroom/WC

Bedroom 2: 4.6m (15'1") x 3.5m (11'6")

Bedroom 3: 4.2m (13'9") x 3.4m (11'2")

Bedroom 4: 3.4m (11'2") x 2.0m (6'7")

Bathroom/WC

Outside: Set on a spacious 0.45 acre plot fully enclosed private landscaped garden.

Utility/store/boiler room: 5.3m (17'5") x 2.5m (8'2")

Detached Garage: 5.9m (19'4") x 4.1m (13'5") with front parking in the drive

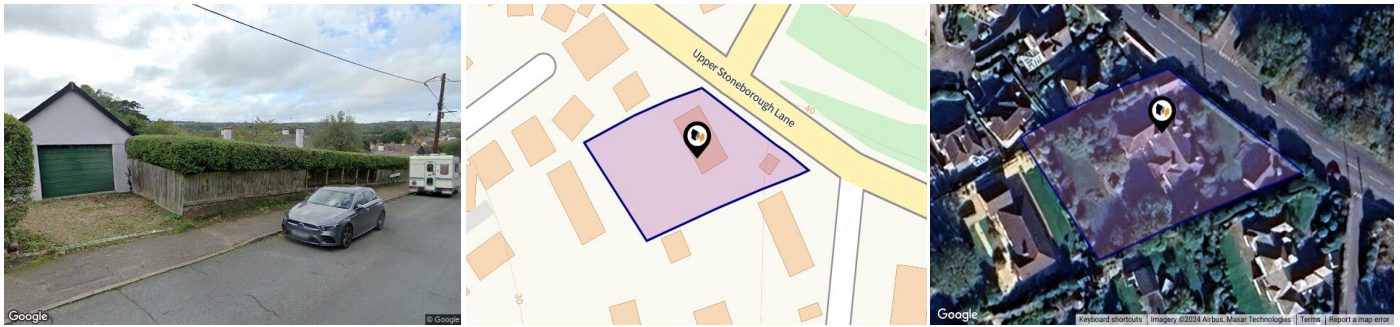
AGENTS NOTES:

Tenure: Freehold. Vacant possession on completion.

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

EPC Rating: E

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



Property

Type:	Detached	Last Sold Date:	01/10/2003
Bedrooms:	4	Last Sold Price:	£483,500
Floor Area:	1,948 ft ² / 181 m ²	Last Sold £/ft²:	£248
Plot Area:	0.45 acres	Guide Price:	£950,000
Council Tax :	Band G	Tenure:	Freehold
Annual Estimate:	£3,914		
Title Number:	DN486426		
UPRN:	100040159181		

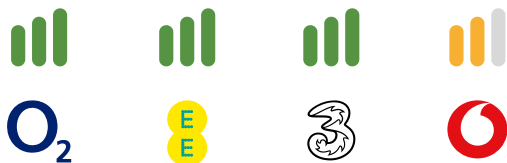
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1000 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

RICHARD BOUD
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2 Upper Stoneborough Lane, BUDLEIGH SALTERTON,
EX9 6SU

Energy rating

E

Valid until 17.11.2034

Certificate number
5834-9929-4409-0037-3296

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
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:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	181 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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Exmouth
01395 262637
richard.boud@exp.uk.com
richardboud.exp.uk.com

