# Frogmore Road, East Budleigh

## Bespoke development of two substantial detached homes

East of EXE
ESTATE AGENTS

# Frogmore Road, East Budleigh

## Bespoke development of two substantial detached homes

Substantial grounds
Wonderful views
Designer kitchens
Luxury bathrooms specifications
Garaging and driveway
Bespoke self build contract
5 bedrooms, 3 ensuite

Bespoke development of just two substantial five bedroom detached homes on the rural fringe of East Budleigh. Both properties benefit from driveways, garage and large gardens with views across the beautiful East Devon countryside and the Otter Estuary Nature Reserve.

The properties are perfectly located on Frogmore Road, a short walk from the village centre with both the river Otter and Budleigh beach on your doorstep.

The village itself benefits from a popular pub, primary school, local church and community shop.

Both properties are original architect designed, planning approved and ready for construction by local firm RS Developments Ltd. Buying the plot and then paying RS Developments in stages, known as 'self build', is increasingly popular as it offers substantial savings and personalisation over a traditional off plan purchase.

PLOT 1

PLOT 2

## INTERNAL SPECIFICATION AND FINISHES

### Heating

- Gas fired boiler with pressurized hot water cylinder
- Underfloor heating to the ground floor with individual digital temperature controls to each room (utility room will be controlled with the kitchen and cloakroom with the hall)
- Radiators to first floor
- Electric underfloor heating to main bathroom and master ensuite
- Designer towel rails to bathroom and ensuites

### Kitchen

- Designer kitchen
- Natural stone worktops
- Neff induction hob
- Neff integrated appliance - oven and microwave, full height fridge, full height freezer, dishwasher
- Quooker boiler tap
- Matching kitchen units to utility with space for washing machine & stainless steel sink

### Bathrooms

- Duravit/Roca sanitary ware and furniture
- Tiles – Original Style
- Digital showers to main bathroom and master ensuite
- Grohe mixer taps
- Fully tiled walls to main bathroom and master ensuite

### Interior finishes

- Staircases - hardwood treads with painted strings and glass balustrades
- Oak/limed oak finished doors
- Architraves, skirting boards finished to white satinwood
- Electric car charger point to garage
- Wood burning stove (plot 1 only)

### Construction details

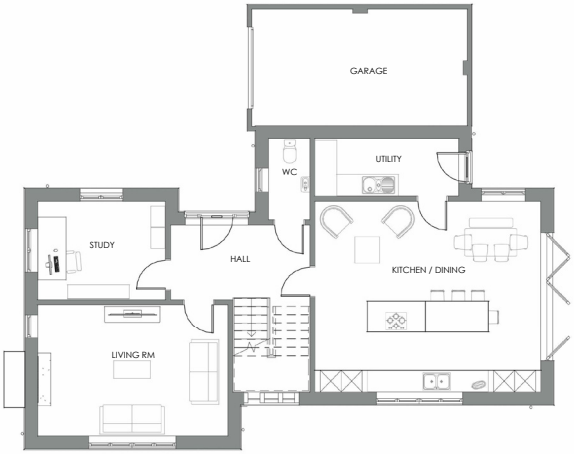
- Internal timber frame with painted render/brick finish to the external
- Natural slate to the roof
- Aluminium bi-folding doors to the kitchen/diner
- Natural sandstone paving to the paths and patio area
- Block paving to driveways
- Woodgrain affect PVC double glazed windows

### Other

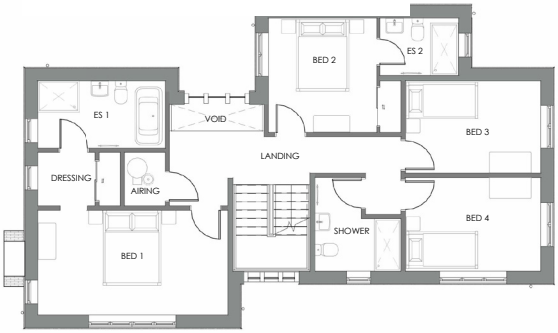
- Turfed lawns
- Hedges, boundary fences
- Solar panels to southerly elevation
- 10 year structural warranty
- Garage with electric up and over roller door
- Galvanized metal guttering

*A full and complete build specification will be provided once the sales have been agreed and will form part of the contract.*

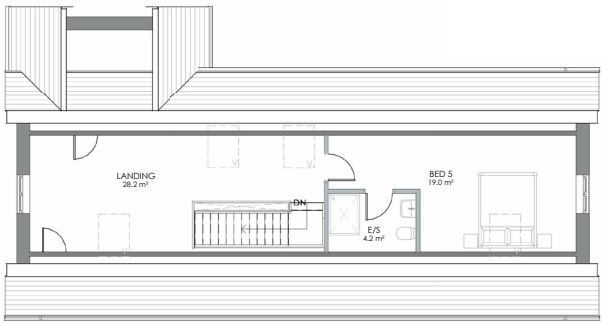
# PLOT 1




GROUND FLOOR PLAN

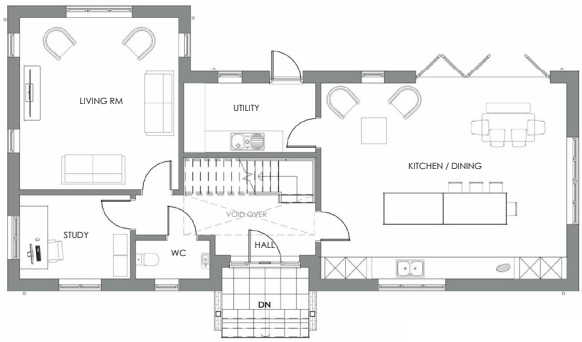



FIRST FLOOR PLAN

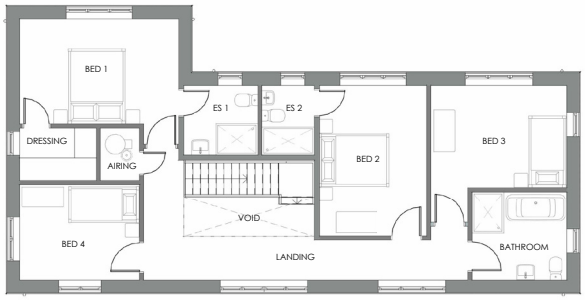



SECOND FLOOR PLAN

# PLOT 2




GROUND FLOOR PLAN

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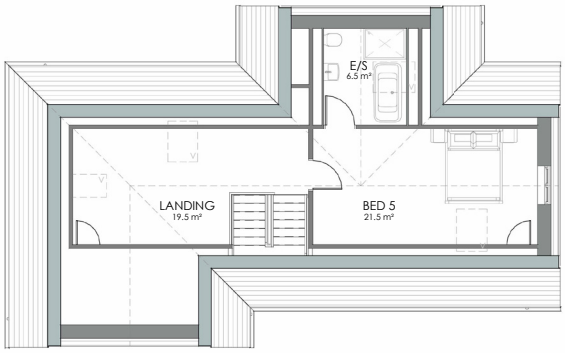
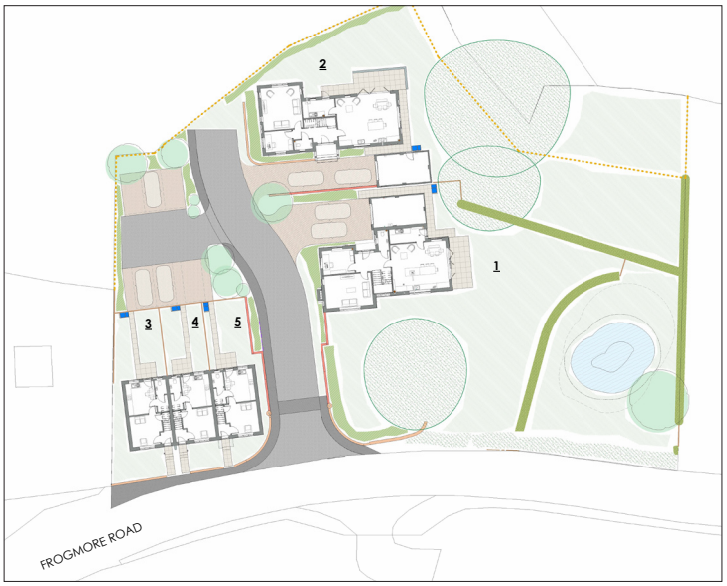



SECOND FLOOR PLAN





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We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the properties.

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