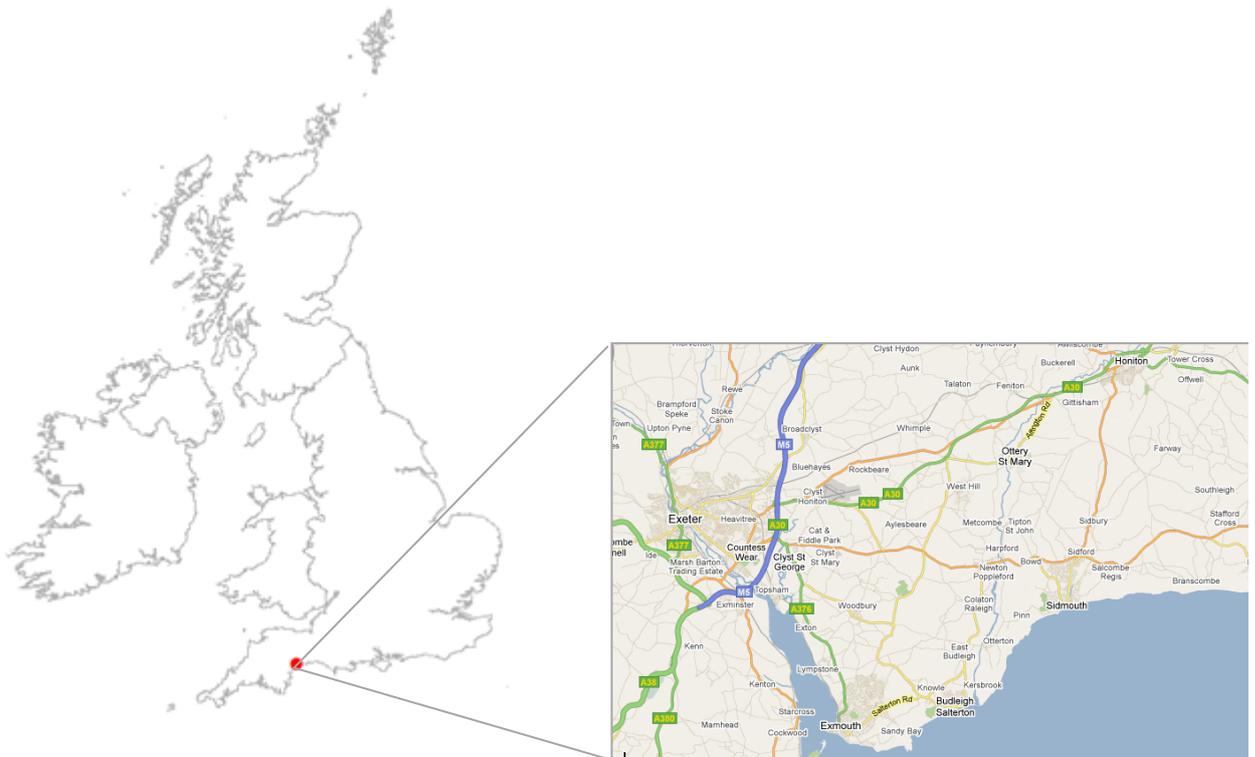


## East of Exe buyer locations guide

At East of Exe we pride ourselves on knowing our 'patch' and are sure that knowledge gives us an edge when it comes to marketing properties for our customers. We specialise in the towns and villages east of the River Exe in Devon, an area of outstanding beauty, with the Jurassic coast line to the South and Dorset to the East.

We recognise however that some purchasers may be less familiar with the area and have put together this brief overview to provide you with a guide as to the advantages and disadvantages of making your home in the major individual towns and villages. This is very much a personal opinion and we should emphasize that we think this is the best area in the whole of the UK to live, mainly because of its unique combination of sea, countryside, University City and communication links.

Buying a new home is always a compromise and hopefully this guide will help in weighing up some of the locations of the properties available. Of course if you want any more details on this area please just ask, we love telling people about it.



## Exeter

The historic Cathedral and University City of Exeter is also Devon's capital and as such is the business, legal, retail, administrative, tourist and commercial centre for the region and it has maintained the charm and character associated with smaller cities. Its cultural heritage and traditional buildings are complemented by many recent sympathetic developments.



Exeter is remarkably well served for transport with London 2 hours away by train, Exeter International Airport and the M5 motorway. There are many brand new modern state schools and a number of private schools and colleges reflecting the affluence and demographic of the area.

### Who is it for?

Fits all categories of buyers including families, (with areas such as St Leonards and Pennsylvania offering substantial 'villa' style houses), young professionals, (chic modern waterside and city centre apartments), retirees, (bespoke conveniently located developments), developers and investors, (student and rental market).

### Why choose Exeter?

Consistently rated as one of the best and safest places in the UK to live. The Met Office, Friends Provident and EDF Energy clearly all agree as they have relocated here. Year round leisure is offered in abundance with the estuary, Jurassic coast, Haldon Hills, Dartmoor, Exmoor and even Cornish beaches are easily accessible.

Exeter's centre piece will always be The Cathedral and the Cathedral Green with its fascinating surrounding architecture and history. The Princeshay development, with its stylish combination of shops, boutiques, restaurants and apartments sits comfortably next door without imposing or detracting from its elderly neighbour. Other recent areas of development include the Quay and Canal Basin with waterside apartments, cafes and piazza.

### Why Not Exeter?

Would advise caution when buying near to areas prone to night life. Not for someone looking for an entirely rural existence.

### Types of Property

All styles and types of property from listed buildings of historic significance to modern developments of houses and apartments.

## Woodbury & Woodbury Salterton

Woodbury Parish, which incorporates the villages of Woodbury & Woodbury Salterton, is currently one of the largest parishes in Devon.

It encompasses much of Woodbury Common, an area of outstanding natural beauty, and enjoys a thriving community spirit in the churches and chapel, in the schools, in agriculture and the well supported pubs and restaurant.



### Who is it for?

Woodbury is suitable for all types but is especially popular with families, having top rated Pre and Primary schools in both Woodbury & Woodbury Salterton. New housing developments and the sensitive redevelopment of central village farms and farm buildings have matched the increasing demand for family houses in this popular village.

With a regular bus service to both Exeter & Exmouth and easy access to the M5 and A303 without needing to pass through Exeter it proves very convenient for commuters to Exeter as well. Popular with consultants, doctors and nurses as within striking distance of the Hospitals.

### Why choose Woodbury?

Facilities;

3 pubs, pre schools and primary schools, 3 churches, village shop, post office, restaurant, Chinese takeaway, hardware store, 2 antique shops, a garage, a farm shop, (with butcher and fishmonger) and Woodbury Park Golf and Leisure Club.

In general the properties are slightly larger in comparison to Topsham and certainly larger gardens are available, many properties have views out over open fields. The villages have a very rural feel and are the gateway to Woodbury Common which offers excellent walking, mountain biking and views over the Jurassic Coast.

The village atmosphere is particularly friendly and the parish is very active within the community.

### Why not Woodbury?

If you are not a car driver you may feel a little isolated, Woodbury Salterton does not have a shop.

### Types of property

Generally detached properties with good sized gardens. Village centres will have some terraced and semi detached and there are a number of estates of new houses on the outskirts of the village.

## Exmouth

Exmouth is a beautiful estuary town in a glorious setting on Devon's south coast. A thriving business centre with excellent shopping, entertainment and leisure facilities it also boasts a beautiful 2 miles sandy beach and all-year-round mild climate. Some of the many facilities include a cinema, Pavilion and theatre, high street shops, indoor market, train and bus links as well as water sports, leisure centres, and parks.



### Who is it for?

Families, young professionals, retired, elderly, rental investors, developers and sailors, in fact anyone looking for good value and to be close to the sea.

### Why choose Exmouth?

Facilities: Railway station, bus station, shopping centres, cinema, schools, marina, docks, and theatre.

Exmouth offers all the facilities and infrastructure you might expect from a larger town. This includes the Magnolia Shopping Centre, indoor market, Tesco, a new Ten Pin Bowling Alley with shopping and leisure facilities and even its own cinema.

There are a number of sports centres both private and public and the seafront offers spectacular kite boarding. In the estuary there is excellent windsurfing in the relative safety of Cockle Bay. The beach is around about 2 miles of flat sand and dunes offering wonderful walks and dogs are allowed on the beach out of season.

There is the wide variety of pubs, restaurants, nightclubs, hotels and bed & breakfasts you would expect from a bustling seaside town and in the summer months these can be full of holiday makers enjoying themselves.

### Why not Exmouth?

It is not so rural and quite a bit busier than all the surrounding towns and villages.

### Types of property

Full diversity of housing from converted apartments, lots of smaller terraced property to the large houses of 'The Avenues' area. New estates of modern houses have sprung up on the outskirts of the town which is then surrounded by farm land with many country properties benefiting from acreage.

The area around the old docks has recently been developed into a combination of apartments and town houses built either around the marina or with views out over the estuary. Also there is an array of modern apartment blocks catering exclusively to the retirement market.

## Lympstone Village.

Lympstone is a village of exceptional character, whose intricate and varied character retains the distinctive atmosphere of a farming and fishing village. The railway line from Exeter to Exmouth runs on an embankment through the lower part of the village, parallel to the estuary.



### Who is it for?

Traditionally it has appealed to the older generation although its good communication, schools and pubs are appealing to younger families. It has a very active and close community spirit and possibly the most number of societies and clubs of any village in Devon.

Excellent facilities and communication make this a perfect rural compromise for the none car driver.

The sailing club and harbour with its walled defences are ideal for the boat owner allowing access to the Exe and out into Lyme Bay.

Second home owners are waking up to the ease of access to the village, with London 2 hrs away by train from Exeter.

### Why choose Lympstone?

Facilities:

4 pubs, sailing club, church, preschool and primary school, railway station, and bus stops, cycle route, village shop, post office, café, hairdresser.

Being tucked away from the main road makes the village quieter and safer for residents, pedestrians, children and horses. There is a network of secret lanes and footpaths known as The Lympstone Lanes that help to unite the village and connect many of the fields used for livery.

### Why not Lympstone?

Narrow lanes and parking in the centre of the village. Property prices are high but continued desirability will prove a wise investment.

### Types of property

Centre of the village is older and intimate yet with remarkable privacy and much more varied than expected offering individual buildings of character and short terraces of houses. The surrounding village lends itself to larger Georgian, Victorian and modern detached properties, many with acreage and equine facilities.

Lympstone is characterized by the number of small groups of properties, clustered mainly down the long main street that winds its way to the estuary. In short and irregular terraces, they front directly onto the road, resulting in a village of high-density development, although privacy is retained to a remarkable degree.

## Clyst St. Mary & Clyst St. George

These two villages although not specifically linked are well worth including on our location pages.

### Who is it for?

The proximity to Exeter, the motorway network and the airport lends itself to the commuter and the diversity of housing helps accommodate this wide range of demand.



Regular bus services open up the village to none car drivers including the young and the elderly making the village perfect for most categories of house holders. The village is less expensive than some areas which will appeal to people looking for more space.

### Why choose Clyst St Mary?

Clyst St. Mary, the larger of the two villages offers many of the delights of village life while being very convenient for all that Exeter has to offer. The Half Moon pub, Church and village hall are natural meeting places while the award winning village shop and Post Office concentrates on selling local produce. There is also a well regarded Primary School. Friends Provident and DEFRA occupy Winslade Park with its impressive Manor House and extensive well maintained grounds including sports fields and a sports club with gym, fitness classes, squash courts, sports hall, tennis courts and swimming pool with membership available to all.

### Why not Clyst St Mary?

Some background noise from M5 when wind in certain directions

### Types of property

Terraces of C19th cottages, Manor Park C20th terraced and detached. Winslade Park C20th larger detached houses and bungalows with gardens. Some listed properties and a number of exclusive modern contemporary developments including barn conversions and sympathetic new build.

### Clyst St. George

Benefits from its own Primary and Pre school, an active Cricket Club and bar well frequented by the residents during the summer. A number of Victorian terraces with larger detached and divided semi detached properties winding into the local countryside.



## Budleigh Salterton

It is located in the heart of the Jurassic coast Natural World Heritage Site. The thriving town supports many independent businesses including a baker, butcher, fishmonger, deli and greengrocer all producing fresh local produce. There is also a farmers market.

The distinctive pebble beach is lined with brightly coloured beach huts for which there is a waiting list of many years. There are fantastic walks along the sea front and then either around Orcombe Point to Exmouth or from Ottermouth toward the 7 Commons of East Devon Pebblebed Heath, maintained by Clinton Devon Estates.



### Who is it for?

Traditionally appealed to the older and more mature generation. Recently has seen an influx of younger professionals and families.

### Why choose Budleigh?

A wonderful place to live in its own right, it is also within striking distance of the surrounding area including Exeter and Exmouth for commuters, shoppers and schools.

There are a number of smaller satellite villages inland from Budleigh which offer a slice of the essence of rural village life while being only a stones throw from a larger town.

There are many active clubs and societies including the cricket club, golf club, croquet, tennis and a number of riding stables.

### Why not Budleigh?

Pebble beach does not appeal to everyone and it may prove a little quiet for some.

### Types of property

Diversity of traditional housing ranging from converted Victorian apartments to large detached houses with fabulous views out over the bay. The outskirts of the town features a number of substantial 'Estate' type properties with acreage



## Otterton

Otterton is located near the Devon coast between Budleigh Salterton and Sidmouth.

Originally this picturesque village with its thatched roofs, brick and cob buildings was a port town however over the centuries Otterton became agriculturally based and farming is still the major industry, but the economics of the village now includes the people that come to visit the Otter Estuary Nature Reserve



### Who is it for?

Historically appealing to the older generation looking for the picture postcard Devon village, Otterton now attracts a broader population including younger families with its Primary School, football team and even a snooker club.

### Why Choose Otterton?

The Kings Arms, village green and church still form the nucleus of the community and Otterton Mill is another favourite meeting point. With easy access to Exeter, A303 and motorway it is ideal for the commuter looking for country convenience.

### Why Not Otterton?

Not for the urban dweller, would need a car and may prove difficult for those wanting an apartment.

### Types of property

Picturesque terraces of thatched and slate roof cottages set back from the road and accessed by a series of stone walkways over the village stream running down the main street. Alongside and set behind these are a combination of larger detached and some more modern properties all in keeping with the nature of the village. Any future development will strictly adhere to village guidelines.



## Topsham

Topsham is an attractive Devon town on the Exe estuary. Now part of Exeter, it still maintains a distinctive identity. Loved by its locals, and savoured by those who visit, Topsham offers river walks, wildlife, a Saturday morning market, many character shops, restaurants and inns; and just quiet space to sit and watch the sailing boats go by.



### Who is it perfect for?

Topsham will appeal to pretty much everyone. Lending itself to the family with a local school, Pre School, play groups and open air swimming pool.

For the 'more mature' resident Topsham is a 'One Stop Shop', including a number of bespoke developments and even a bowling club.

### Why Choose Topsham?

A combination of accessibility, community and facilities make Topsham pretty much perfect. . Water sports on the Exe estuary. Dartmoor, Exmoor, Woodbury common and Haldon hills, to name a few, offer all the walking, mountain biking and general exploring you could want.

Rail access to Exeter, Exmouth and even London, (2hrs from Exeter to Paddington), the motorway network and Exeter International Airport enable residents to commute worldwide.

The town community has an enormous range of clubs and societies, especially valued by the older residents.

### Why Not Topsham?

It is one of the most expensive towns in the area; expect to pay more for less. Parking is challenging, expect to pay a premium. Expect also to pay more if you want a large garden but as an investment the town is unbeatable.

### Types of Property

Topsham is famous for its Dutch style houses, Dutch bricks were brought back as ballast when wool and cotton was exported in large quantities to Holland. Victorian terraces accessed by pedestrian walkways, a mix of old and new and to the charm. Once chosen as a possible location it is suggested to view anything possible as a pleasant surprise is always possible.