

EVANS FIELD

Wilkinson Grant & Co

NEW HOMES



Featuring a selection of spacious 2, 3 and 4 bedroom homes, each property has been thoughtfully designed with contemporary lifestyles in mind.







SOMETHING SPECIAL

A selection of great value, spacious family homes in a sought after coastal location

INTRODUCTION

Evans Field offers the perfect blend of countryside charm and modern living. Situated in the highly desirable village of Knowle near Budleigh Salterton, this unique location combines peaceful rural surroundings with excellent access to nearby towns, stunning coastal destinations and key transport links, making it ideal for both families and professionals alike.

DEVELOPMENT OVERVIEW

- 26 Open-Market Properties Available
- Mix of 2, 3 and 4 Bedroom Homes
- Modern Interiors
- Integrated Appliances and Flooring Included
- Short Distance to Budleigh Salterton Beach and Town
- Perfect for First-Time Buyers, Families and Investors
- Sought-After Development

EVANS FIELD

Three Bedroom Homes

- The Salter
- The Newton
- The Budleigh
- The Otter
- The Knowle
- The Poppleford
- The Ladram
- The Rolle
- The Cove

Four Bedroom Homes

- The Estuary
- The River

- Affordable Homes
- Future Release



SPECIFICATION

KITCHENS:

- Fully Fitted Kitchens
- Bosch Integrated Appliances
- Preformed Laminate Worktops

BATHROOMS:

- White Sanitary Ware in Bathrooms
- Chrome Towel Rails
- Tiling to Wet Walls

FLOORING:

- LVT Style Flooring
- Carpets to stairs, landing and bedrooms

OUTSIDE:

- Rear Gardens Turfed
- Securely Enclosed Gardens
- Double Glazing
- UPVC Windows and Doors
- Two Parking Spaces













LOCAL AREA

Evans Field enjoys a highly desirable location, perfectly positioned for families and those seeking the best of coastal living combined with convenient access to local amenities and transport links. Just minutes from the charming town of Budleigh Salterton, residents are ideally placed to take advantage of its beautiful pebble beach, vibrant town centre, and an array of leisure opportunities.

Budleigh Salterton is an unspoilt coastal gem, renowned for its long pebble beach, picturesque seafront, and welcoming local community. The town boasts a wide range of independent shops, cafes, and essential amenities, while sports enthusiasts will appreciate one of Devon's premier golf courses on the outskirts, as well as the Cricket Club, Croquet, Tennis, and Football Clubs. For nature lovers, Woodbury Common provides extensive walking and cycling routes through scenic woodlands and open heathland.

In terms of location, Budleigh Salterton lies approximately three miles from Exmouth, six miles from Sidmouth, and twelve miles from the cathedral city of Exeter. The town benefits from excellent transport links: the nearby A3052 provides easy road access to Exeter and the wider Devon coast, while regular bus services connect to Exmouth, Sidmouth, and surrounding villages. Exeter St Davids station, just a short drive away, offers direct rail connections to London Paddington and other major cities, making commuting straightforward.
Residents of Evans Field can enjoy a perfect balance of coastal charm, leisure activities, and practical convenience.

With local schools within easy reach, access to independent shops, sports clubs, and beautiful countryside walks across Woodbury Common, this location provides an ideal setting for family life, relaxation, and recreation. Whether strolling along the beach, exploring the scenic trails, or enjoying community events, Evans Field offers an exceptional base to experience the very best of East Devon living.

SERVICES, UTILITIES & PROPERTY INFORMATION

Evans Field

KNOWLE, BUDLEIGH SALTERTON, DEVON, EX9 7AU

Speak to the Agent or Book a Viewing

DIRECTIONS:

Proceed towards Woodbury on the B3179 and continue through the village via Broadway. After approximately one mile turn right at the signpost to Budleigh Salterton. At the T junction turn right and proceed along the B3180. Continue on for a few miles until reaching a roundabout and continue over into Budleigh Salterton over Knowle Hill. Take the first left hand turn into Knowle. Go through Knowle passing Bedlands Lane on your right hand side and you will then find the development on your right.

Postcode for Sat Nav: EX9 7AU

What3Words: ///tennis.peroxide.exit

- Gas Central Heating
- Drainage - see agents note
- Mains Electricty
- Broadband TBC
- Mains Water
- Several Mobile Networks currently show as available (02, Virgin, 3, Vodafone, EE)

ENERGY PERFORMANCE CERTIFICATE:

B

AGENTS NOTE:

The developer has advised that it will use reasonable endeavours to secure adoption of the estate roads, sewers and service installations, although adoption cannot be guaranteed. If not adopted, future maintenance will fall to the Management Company, with costs recoverable via the estate/service charge. Purchasers should review the service charge budget and transfer documentation with their solicitor.

SERVICES:
The vendor has advised the development is connected to mains electricity, mains water and mains gas serving the central heating. Please see agents notes for drainage details. Multiple mobile phone networks are showing as available. Broadband TBC. The vendor advised there will be a management company for the development at a cost of £500- £550 per annum per household.

Please note some of these images have been digitally staged.

- Freehold
- Council Tax - TBC
- New Build
- Conservation Area - Area of Outstanding Natural Beauty





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