



£250,000  
Flat 8 Blue Cedar Court, Cyprus Road, Exmouth, Devon EX8 2DZ





**Purpose built second floor apartment with balcony, communal gardens & garage, in a superb location in the highly desirable "Avenues" area of Exmouth.**

**Spacious Sitting / Dining Room. Kitchen  
Two Bedrooms - one with en-suite. Separate Bathroom.  
Double Glazing & Gas Central Heating.  
South-West facing Balcony. Large communal gardens. Garage.**

**LOCATION:**The property is approximately half a mile from the town centre and seafront, with all local amenities close-by. For keen walkers there is access to many miles of coastal path starting at 'The Needle' at Orcombe Point, which denotes the start of the World Heritage coastline. The Exe Estuary has been designated an 'Area Of Outstanding Natural Beauty' and offers further exceptional walks and a cycle path leading to Lypstone and continues beyond through to Exeter. The opportunities to enjoy a variety of watersports in addition to equestrian and golfing pursuits in the area are also plentiful. Exmouth train station provides access to the nearby Cathedral city of Exeter and beyond. Exmouth, being a highly commutable coastal town and also within 20 minutes of the M5 motorway junction, offers an ideal base for those seeking an enhanced coastal lifestyle and enjoyment of all the area has to offer.

**The accommodation comprises (all measurements are approximate):-**

**ENTRANCE:**Communal entrance door with stairs leading up to second floor. Private entrance door to...

**ENTRANCE LOBBY:** Coat hanging space and door to...

**HALLWAY:**

13' 4" (4.06m) x 13' 8" (4.17m):

Downlighters. Coved ceiling. Radiator. Buil -in cloaks cupboard with a further built-in storage cupboard. Additional cupboard with shelving. Doors leading off to...

**SITTING/DINING ROOM:**

22' 2" (6.76m) x 12' 11" (3.94m):

A bright spacious room with a large double glazed window to the rear and double glazed door to the side leading out to onto the balcony with views over the communal grounds. Feature Adams style fireplace. Coved ceiling. Two radiators.

**KITCHEN:**

12' 3" (3.73m) x 7' 10" (2.39m):

Polished worktop surfaces in tiled splashback with inset stainless steel sink with mixer tap. Space for washing machine, dishwasher, fridge freezer and cooker. Wood fronted cupboards and drawers under with matching wall mounted cupboards with under lighting. Cooker hood with under lighting. Wall mounted gas fired combi boiler. Double glazed window to the rear. Radiator.

**BEDROOM 1:**

15' 11" (4.85m) x 11' 7" (3.53m):

A large room with two double glazed windows to the front. Two radiators. Coved ceiling. Door to...

**EN-SUITE:**

6' 2" (1.88m) x 6' 7" (2.01m):

Corner shower cubicle with twin headed built-in shower. Low level WC. Pedestal wash hand basin with mixer tap. Walls in full tiled surround. Chrome runged radiator. Wood effect flooring. Downlighters. Extractor fan. Backlit LED mirror.

**BEDROOM 2:**

11' 5" (3.48m) x 9' 7" (2.92m):

Double glazed window to the rear. Laminate wood flooring. Coved ceiling. Radiator.

**BATHROOM:**

7' 1" (2.16m) x 6' 3" (1.91m):

Modern white suite comprising a P-shaped bath in full tiled surround with curved glass screen and built-in mixer shower tap. Low level WC. Pedestal wash hand basin with mixer tap. Continuing walls in full tiled surround. Wood effect flooring. Chrome rung radiator. Downlighters. Extractor fan.

**BALCONY:**

7' 11" (2.41m) x 4' 3" (1.30m):

The balcony faces South-West therefore benefitting from the sun all afternoon / early evening. White wrought iron railings over looking the communal gardens.



## OUTSIDE:

The communal grounds are large well kept with an attractive pond at the rear. There is a **GARAGE** and **SHARED OPEN PARKING**.

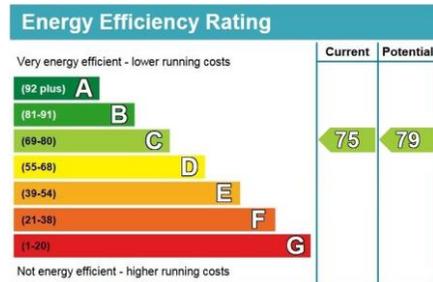
**TENURE:** 1/9 Share of freehold

**COUNCIL TAX:** Band D £2322.68

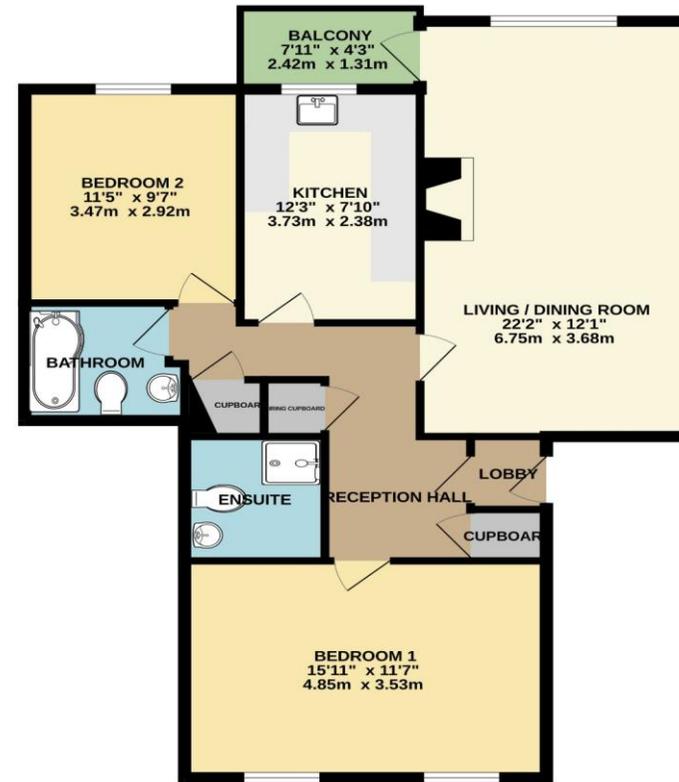
**SERVICE CHARGES:** £158.08pcm to include ground rent

**DIRECTIONS:** From Exmouth town centre, head out of town on Rolle Road. Upon reaching the roundabout head straight over into Douglas Avenue. Pass the new Deaf Academy on the left and Portland Avenue. Cyprus Road is your next turning on the left and Blue Cedar Court can be found towards the top on the left hand side.

**WHAT3WORDS:** ///moral.villa.suffer



GROUND FLOOR  
860 sq.ft. (79.9 sq.m.) approx.



BLUE CEDAR COURT

TOTAL FLOOR AREA : 860 sq.ft. (79.9 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.  
Made with Metropix ©2025

Telephone:

01395 265530

Email:

exmouth@hallandscott.co.uk

Website:

[www.hallandscott.co.uk](http://www.hallandscott.co.uk)

Address:

Unit 2, Pierhead, Exmouth, Devon, EX8 1DU

## Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

## Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.