

RICHARD BOUD

exp^{UK}

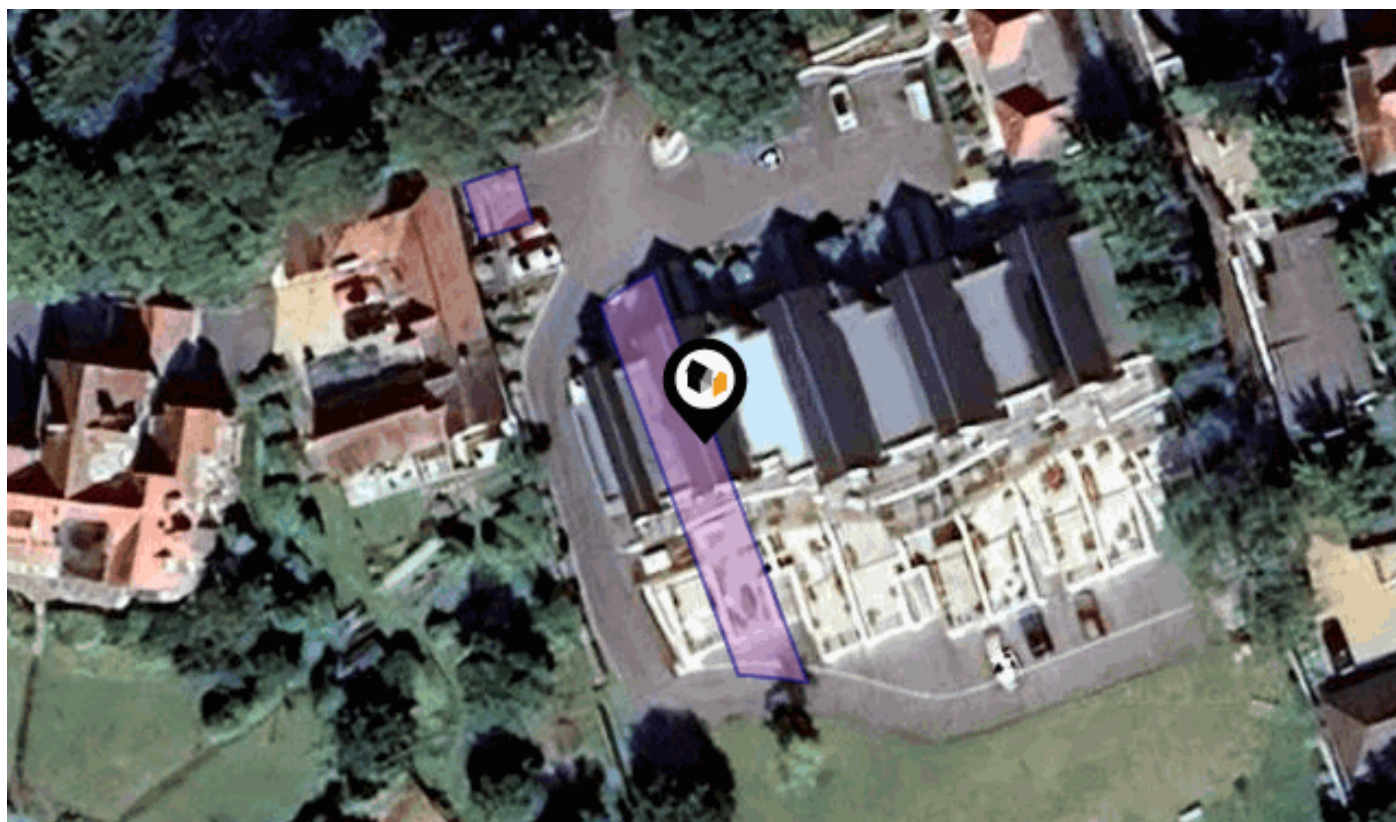
BESPOKE ESTATE AGENT



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area



2 OCEAN QUEST, 34, DOUGLAS AVENUE, EXMOUTH, EX8 2FD

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Ocean Quest is an exceptional development of contemporary townhouses built to a high specification. It is located in Exmouth's highly sought-after "Avenues" area and offers views across the adjoining countryside to the South Devon Coastline beyond.

This lovely home offers accommodation over three floors and is finished exquisitely throughout. The clean lines and fresh colour palettes beautifully reflect the coastal location, with each floor leading seamlessly through either bi-folding or sliding doors onto generous decked and paved terraces.

Upon entering the property, you are immediately drawn into the spacious reception hall, featuring a tall glass wall that invites you through to the designer-integrated appliance-fitted kitchen and dining room, and on to the principal lounge overlooking the large paved patio garden. The elevated position offers breathtaking views. These views are echoed from the master bedroom suite above, which includes a private balcony, a walk-through dressing room, and a large en-suite shower room. The property has underfloor heating with a pressurised gas-fired boiler. Also, there is uPVC double glazing throughout.

Outside, as well as on the two southerly-facing sun balconies and the large sun terrace, there are landscaped communal gardens and grounds for the private enjoyment of the owners of Ocean Quest. The property also features a large single garage with lighting and power, as well as two private parking spaces.

SUMMARY OF ACCOMMODATION:

First Floor - Entrance Hall

Lounge: 5.1m (16'9") x 5.1m (16'9")

Balcony: 5.1m (16'9") x 2.1m (6'11")

Kitchen/Dining Room: 8.4m (27'7") x 3.6m (11'10") overall

Cloakroom/WC

Second Floor - Landing

Main Bedroom Suite: 5.1m (16'9") x 4.6m (15'1") overall

Balcony: 4.0m (13'1") x 1.4m (4'7")

Dressing Room

Ensuite

Bedroom 2: 4.7m (15'5") x 2.7m (8'10")

Ensuite

Ground Floor - Hall

Family Room/Bedroom: 6.3m (20'8") x 5.1m (16'9")

Sun Terrace: 8.9m (29'2") x 5.3m (17'5") overall

Bedroom 3: 5.1m (16'9") x 3.4m (11'2")

Ensuite/Utility: 4.4m (14'5") x 2.3m (7'7")

Cloakroom/WC

Outside: To the front of Ocean Quest are two allocated parking spaces per property. The sweeping driveway gives access to: **Single Garage:** 5.5m (18'1") x 3.5m (11'6"). Large landscaped communal gardens with views over the Maer Valley.

NOTES:

Tenure: Freehold - vacant possession on completion.

Management Company: The property owners jointly own a Management Company. Each property pays £515 per annum to cover expenses, including communal lighting, reserve fund, general repairs and maintenance, etc. Also, there is a service charge for the communal land at the rear, approximately £325 per year.

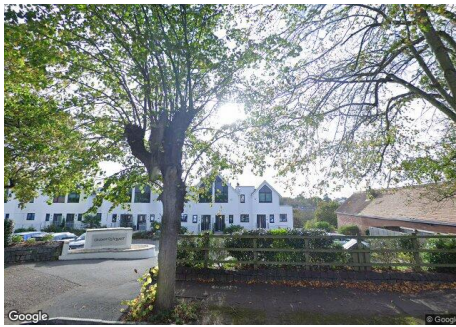
Covenants: No caravans, vans, motor homes, or boats, only private cars allowed.

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

EPC Rating: B

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

KFB - Key Facts For Buyers



Property

Type:	Terraced
Bedrooms:	4
Floor Area:	2,400 ft ² / 223 m ²
Plot Area:	0.06 acres
Year Built :	2018
Council Tax :	Band G
Annual Estimate:	£4,102
Title Number:	DN697463
UPRN:	10093124588

Last Sold Date:	08/01/2021
Last Sold Price:	£799,950
Last Sold £/ft ² :	£333
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

13 mb/s	211 mb/s	10000 mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:









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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

2 Ocean Quest, 34, Douglas Avenue, EX8 2FD

Energy rating

B

Valid until 18.10.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	93 A
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.19 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.13 W/m ² ·K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.11 W/m ² ·K
Total Floor Area:	223 m ²

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eXp UK

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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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