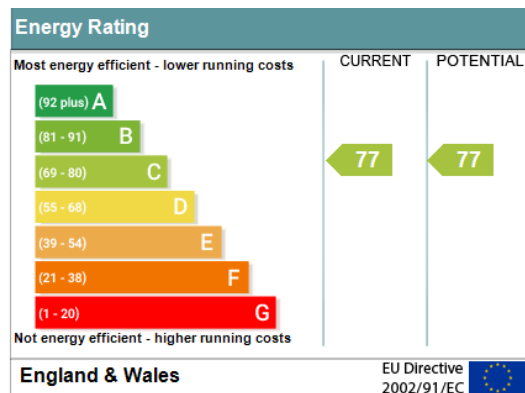




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Flat 3 Douglas Court, 30 Douglas Avenue, Exmouth, EX8 2HJ

GUIDE PRICE
£315,000
TENURE Share Of Freehold



A Spacious Purpose Built First Floor Apartment Enjoying An Enviably 'Avenues' Location With Wonderful Sea And Countryside Views, Extensive Communal Gardens And Garage

Spacious Reception Hall • Lounge/Dining Room With Sun Balcony Off • Well Equipped Kitchen • Two Double Bedrooms - Both With Range Of Built-In Wardrobes • Bathroom/WC Separate Cloakroom/WC • Well Presented Communal Gardens • Garage • Gas Central Heating With Modern Boiler & Double Glazed Windows

Flat 3 Douglas Court, 30 Douglas Avenue, Exmouth, Devon, EX8 2HJ

THE ACCOMMODATION COMPRISES: Communal entrance with staircase rising to the FIRST FLOOR. Own private composite front door and patterned window inset giving access to:

RECEPTION HALL: A fine entrance to the apartment with double width coats cupboard with coat rail and shelf over; cupboard housing the modern combi gas boiler providing domestic hot water and central heating; further useful built-in cupboard in wall recess with power connected, drawer units and storage space beneath; access via loft ladder to the partly boarded roof void with light connected; coved ceiling; radiator; doors giving access to all rooms.

LOUNGE/DINING ROOM: 17' 0" x 14' 11" (5.18m x 4.55m) A most bright and spacious room with double glazed tilt and turn windows overlooking the rear aspect gaining lovely sea and countryside views; television point; radiator; built-in pine display units incorporating TV display, coved ceiling; serving hatch to kitchen; uPVC double glazed door leading to:

COVERED SUN BALCONY: With tiled floor and enjoying wonderful countryside and sea views.

KITCHEN: 12' 10" (3.91m) x 7' 10" (2.39m) A well equipped kitchen fitted with a range of patterned gloss finish work top surfaces with tiled surrounds; base cupboards, drawer units, space and plumbing for washing machine beneath work top surfaces; inset single drainer one and a half bowl sink unit with chrome mixer tap over; inset four ring Stoves electric hob with extractor hood over; built-in oven and space for microwave with cupboard above and deep drawer unit beneath; matching wall units with concealed lighting beneath; integrated fridge and freezer with adjoining larder style cupboard; useful display lighting over sink unit area; serving hatch to dining area; radiator; double glazed window to side aspect enjoying countryside views.

BEDROOM ONE: 14' 5" (4.39m) x 10' 11" (3.33m) uPVC double glazed tilt and turn windows overlooking the rear aspect enjoying wonderful sea and countryside views; radiator; coved ceiling; built-in range of quality bespoke wardrobes with clothes rails, shelving and pull-out desk unit; adjoining matching chest of drawer units.

BEDROOM TWO: 12' 11" (3.94m) x 8' 5" (2.57m) Two sets of double glazed windows overlooking the front aspect; radiator; built-in bespoke wardrobes with adjoining chest of drawer units and two matching bedside tables; radiator; coved ceiling.

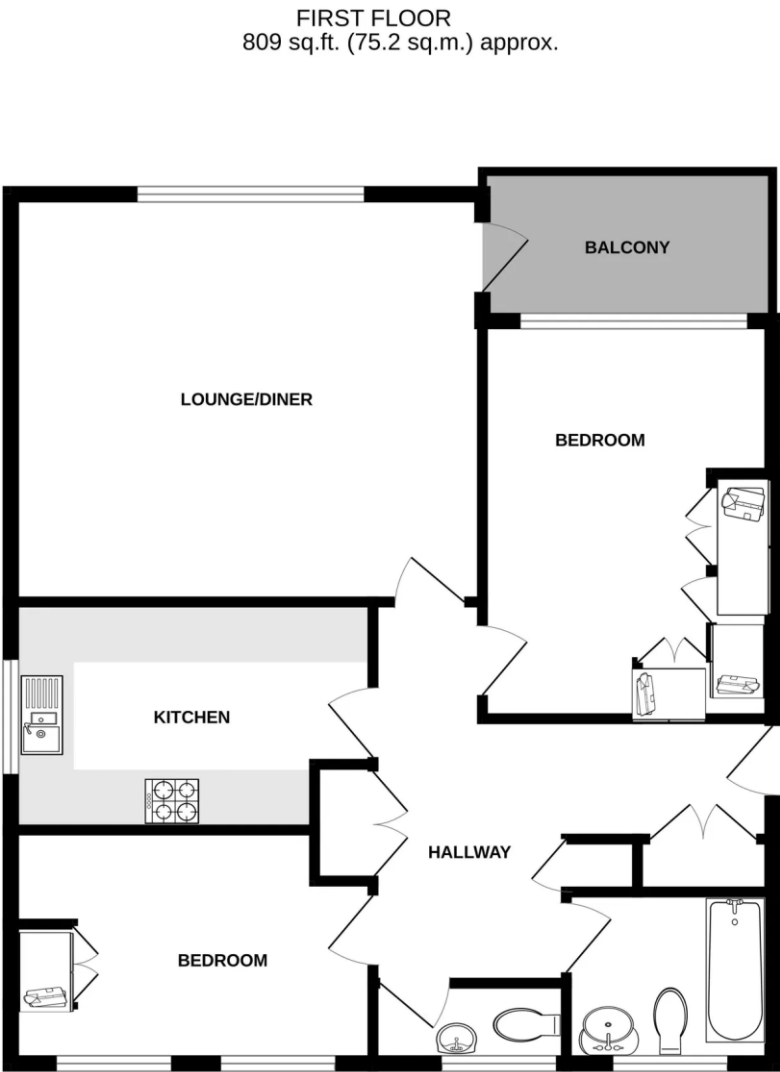
BATHROOM / WC: Comprising of a bath with Mira shower unit over, shower curtain and rail; stylish wash hand basin with chrome mixer tap, cabinet beneath and wall mounted mirror fronted medicine cabinet over with light; WC; tiled walls; chrome heated towel rail with individual thermostat control; ceiling extractor; uPVC double glazed window with patterned glass.

SEPARATE WC: Stylishly re-fitted and comprising of a WC with concealed cistern and dual push button flush; wash hand basin with mixer tap and cabinet beneath; attractive extensively tiled walls and colour coordinated tiled flooring; heated towel rail; wall mounted mirror fronted medicine cabinet; uPVC double glazed window with patterned glass.

OUTSIDE: The property is approached to the front via tarmacadam driveway which leads to a block of garages for which this apartment benefits from one **SINGLE GARAGE** with up and over door. To the front of the building there are well tended communal landscaped gardens. To the rear of the development there are extensive areas of lawned communal gardens edged with colourful and well stocked flower and shrub beds with a patio pathway stretching the length of the gardens to a good size patio sun terrace incorporating a drying area. From the communal gardens excellent sea and countryside views can be enjoyed.

TENURE AND OUTGOINGS: The property is held on a 999 year lease with 986 years remaining, it also benefits from a one quarter share of the freehold of the building. Service Charge is £150.00 per month.

FLOOR PLAN:



TOTAL FLOOR AREA : 809 sq.ft. (75.2 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.
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