



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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35 Roswell Court, 8 Douglas Avenue,
Exmouth, EX8 2FA

GUIDE PRICE
£425,000
TENURE Leasehold



A Stunning Two Bedroom McCarthy Stone Retirement Living Plus Purpose Built Apartment Enjoying Breathtaking Sea And Coastline Views With Excellent Communal Grounds And Facilities And Located In The Highly Desirable Area Of Exmouth

Bright And Spacious Accommodation * Attractive Lounge With Access To An Extremely Spacious Balcony Gaining Breathtaking Views * Well Appointed Kitchen * Two Double Bedrooms – Both With Sea Views (Bedroom Two With Access To The Balcony) * Shower Room/Wc * Underfloor Heating * Double Glazed Windows * Located On The Third Floor Of This Highly Desirable Development

35 Roswell Court, 8 Douglas Avenue, Exmouth, EX8 2FA

Constructed in 2013 by multi award-winning McCarthy & Stone, Roswell Court occupies an envious position with expansive sea views and provides a fantastic lifestyle living opportunity for the over 70's. A 'Retirement Living Plus' development designed for independent living with peace of mind provided by caring day-to-day support from excellent staff and an Estate Manager who oversees the smooth running of the development. Door entry security entry system to the main front door. Communal hallway and lifts giving access to all floors. Homeowners benefit from one hour of domestic assistance each week. In addition to this there are extensive domestic and care packages available to suit individual needs and budgets. All apartments are equipped with a 24-hour emergency call facility to on site staff and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also a guest suite widely used by visiting family and friends for which a small charge per night applies.

COMMUNAL FACILITIES: The development features excellent communal facilities which include a homeowner lounge, restaurant with a delicious, varied, daily table service lunch, laundry room, mobility scooter store, landscaped gardens with views to the coast. The fabulous roof terrace with furniture, planting and seating proves a very popular meeting point in favourable weather from which panoramic views in company of neighbours are enjoyed. A well maintained path leads from the development down to Exmouth cricket ground and beach. An Estate Manager, a domestic team (1 hour included in service charge, additional hours by arrangement), full wheelchair accessibility, personal care packages available from the on-site CQC registered care agency, guest suite, function room with computer and four lifts. Car parking available on site to resident permit holders also visitors parking and spaces available.

THE ACCOMMODATION COMPRISES: The apartment is located on the third floor, a short walk from the lifts and accessed via its own private front door with letterbox and spyhole giving access to:

RECEPTION HALL: 8.84m x 2.54m (29'0" x 8'4") maximum measurement. A spacious hallway with security intercom system, which provides both visual (via the home owners tv) and verbal link to the main entrance with emergency pull cord, large walk-in store/airing cupboard with light and shelving, and also housing electric boiler supplying hot water, underfloor heating, glazed panelled door to:

LOUNGE/DINING ROOM: 4.88m x 4.37m (16'0" x 14'4") maximum measurement. A most attractive room with double glazed window and door giving access to the full width bungalow gaining breathtaking views over the Maer to the sea and coastline in the distance, under floor heating.

SUN BALCONY: 10m x 4m (13'3" x 13'5") A most spacious balcony providing a beautiful area to relax and take in the wonderful views over the Maer to the coast in the distance, terrace and glass balustrade.

KITCHEN: 3.2m x 2.11m (10'6" x 6'11") maximum measurement. A well equipped kitchen with uPVC double glazed windows, again taking in breathtaking views comprising of a range of worktops with cupboards and drawer units, integrated fridge beneath worktops, attractive tiled splash backs, inset single drainer sink unit with mixer tap, inset four ring hob with stainless steel chimney style extractor over and light, waist level oven with integrated dishwasher beneath, wall mounted cupboards, tiled flooring with underfloor heating.

BEDROOM 1: 4.88m x 2.84m (16'0" x 9'4") maximum measurement. TV point, mirror fronted double wardrobes, double glazed window gaining breathtaking views, underfloor heating. TV point and telephone point.

BEDROOM 2: 3.35m x 3.25m (11'0" x 10'8") maximum measurement. Another lovely size double bedroom with double glazed window and door giving access to the sun balcony with stunning views, underfloor heating, TV point and telephone point.

SHOWER ROOM/WC: 2.54m x 1.93m (8'4" x 6'4") Comprising of shower area with shower unit and shower curtain and rail, wash hand basin set in display surface with range of drawer units below and to one side, shaver socket, fully tiled walls, heated towel rail, ceiling extractor fan, emergency pull cord.

OUTSIDE: Car parking is available with a yearly permit of approximately £250 per annum (subject to availability).

TENURE & OUTGOINGS: The property is held on a 125 year lease from June 2012. The annual Service Charge we understand is currently £14,210.98 (up to the financial year end 31st March 2026) (which includes heating and water rates). The annual ground rent is £510 per annum, which is paid in two half yearly instalments (Review date June 2027).

FLOOR PLAN:



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, fixtures, fittings and other details are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and are provided as is with no guarantee of efficiency or performance. Made with SketchUp 2025