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LINKS
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Guide Price £925,000

2 Oceans Quest, 34 Douglas Avenue, Exmouth, EX8 2FD



- Immaculate Townhouse On Sought After Development • Far Reaching Sea, Coastline & Maer Valley Views From Rear • 4 Double Bedrooms & 3 Bathrooms Over 3 Storeys • 27' Kitchen / Dining Room With Appliances • Master Bedroom Suite Including Sea Views • 2 Further Guest Bedroom Suites • 3 Southerly facing Sun Terraces / Balconies • Garage, Parking, Viewing Recommended



Accommodation

Composite front entrance door, with outside lighting, leading to the first floor level of the property.

First Floor

Entrance Hall

Staircases leading to lower and upper floors. Porcelain tiled flooring with under floor heating. Inset ceiling lights. Smoke alarm
Doors leading to sitting room, kitchen / dining room and:

Cloakroom

uPVC double glazed window to front. White suite of concealed cistern WC and wall mounted wash and basin. Porcelain tiled flooring with underfloor heating. Extractor fan. Inset ceiling lights. Wall mounted electric trip switch fuse box.

Sitting Room 16'6" (5.03m) x 15'3" (4.65m)

uPVC double glazed French doors leading to Southerly facing Balcony that gains lovely Maer Valley views. Underfloor heating. With wall mounted thermostat. Double doors leading to Kitchen / dining room

Kitchen / Dining Room 27'7" (8.41m) x 11'9" (3.58m) Max

Window to front with window shutter. Good range of cupboard and drawer storage units with Quartz work surfaces, including breakfast bar and matching up stands. Inset one and a half bowl sink unit with mixer tap and Quartz drainer. Built - in 5 ring Induction hob with filter hood above and eye level electric oven and microwave. Integrated dishwasher, fridge, freezer and wine cooler. Inset ceiling lights. Porcelain tiled flooring with underfloor heating.

Ground Floor

Hallway

Useful under stairs area which could be used for home office. Radiator. Inset ceiling lights. Smoke alarm. Doors leading to 2 bedrooms, utility room and:

Cloakroom

White suite of concealed cistern WC and wall mounted wash hand basin. Tiled flooring. Extractor fan. Inset ceiling lights.

Living Room / Bedroom 4 20'6" (6.25m) x 16'6" (5.03m)

uPVC double glazed bi - fold doors leading to sun terrace. Radiator. Inset ceiling lights.

Sun Terrace

Laid to composite decking with PVC and glass balustrades, this is a lovely space for outdoor dining and sitting during fine weather. Outside power point. Pedestrian gate, with steps, to rear giving access to the garage.

Bedroom 3 16'6" (5.03m) x 11'1" (3.38m)

Window to front with window shutters. Radiator. Door leading to:

En - Suite Bathroom

Obscure glazed window to front. Modern fitted white suite of panelled bath with thermostatically controlled shower over, concealed cistern WC and wall mounted wash hand basin. Fully tiled walls and floor. Heated towel rail. Extractor fan. Ceiling lights.

Utility Room 14'4" (4.37m) x 7'4" (2.24m)

Cupboard storage units with roll edged work surfaces. Stainless steel single sink and drainer unit with mixer tap. Space and plumbing for washing machine. Tiled flooring. Inset ceiling lights. Radiator. Extractor fan.



Second Floor

Landing

Airing cupboard housing the gas fired boiler and hot water tank that supply the central heating and domestic hot water. Radiator. Inset ceiling lights. Smoke alarm. Doors leading to bedroom 2 and:

Bedroom 1 16'6" (5.03m) x 15'11" (4.85m)

uPVC double glazed French door leading to the Balcony that gains far reaching Sea, South Devon coastline and Maer Valley views. Further window to rear. Radiator. Door leading to:

Walk - in Wardrobe

Ample space for clothes rails and storage. Door leading to:

En - Suite

Modern white suite of triple shower tray with thermostatically controlled shower unit, including rainfall water head. Concealed cistern WC and vanity wash hand basin. Fully tiled walls and floor. Heated towel rail. Inset ceiling lights. Extractor fan.

Bedroom 2 15'3" (4.65m) x 9'0" (2.74m)

Window to front. Radiator. Access to loft storage space. Door leading to:

En - Suite

Obscure glazed window to front. Modern fitted white suite of triple shower tray with thermostatically controlled shower unit including rain fall water head. Concealed cistern WC and wall mounted wash hand basin. Fully tiled walls and floor. Extractor fan. Inset ceiling lights.

Externally

To the front of the development is 2 allocated car parking spaces per property. The driveway then leads to the rear of the properties giving access to:

Garage 18'4" (5.59m) x 12'5" (3.78m)

Up and over door to front. Power and light connected. Outside cold water tap.

Communal Gardens

Laid mainly to lawn and gaining far reaching Maer Valley views.

Tenure

The property is FREEHOLD. The property owners jointly own a management company that is responsible for the communal grounds. Each property pays £515 per annum to cover expenses and allow for a sinking fund.

Services

All mains services are connected. The property is on a water meter. Council Tax Band G.

Mortgage Assistance

We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

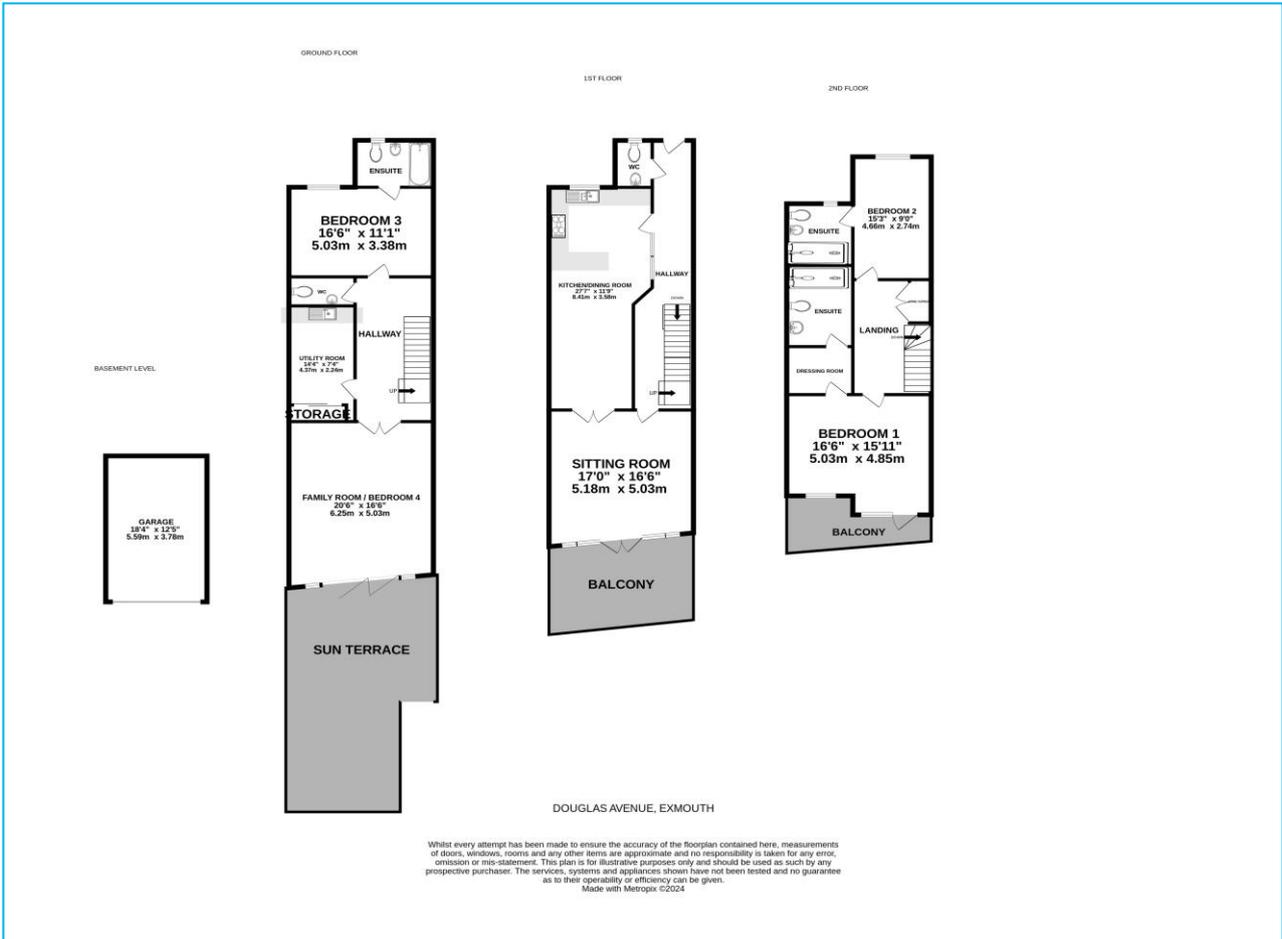
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

These are draft particulars and are awaiting vendors verification





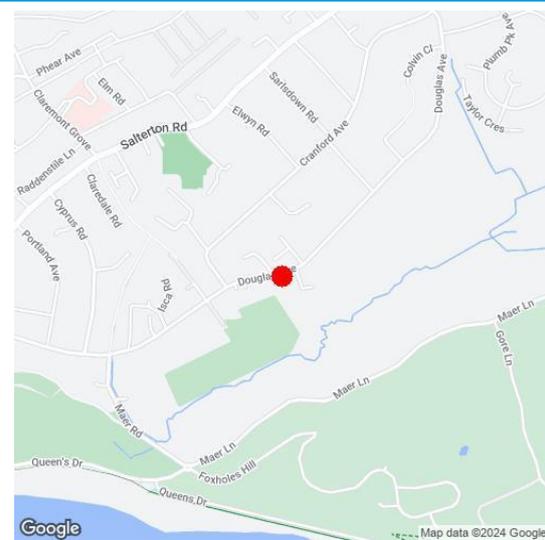
Directions

From our prominent Town Centre office, proceed up Rolle Street towards Salterton Road and at the roundabout, proceed straight ahead, continuing into Rolle Road and bearing left into Douglas Avenue. Continue along, passing the Devon Court Hotel on the right hand side and Cranford Avenue on the left, where the property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
88	93

Most energy efficient - lower running costs
 (92-101) **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



Viewing Strictly By Appointment Only - Contact The Links Team Via:
TEL: 01395 222350 Email:exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.