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Guide Price £575,000

**4 Inchcoulter Apartments, Douglas Avenue, Exmouth,
EX8 2BG**



- Spacious, Purpose Built Ground Floor Apartment • Gated Complex Within The Avenues Area Of Exmouth • Gas Central Heating & Double Glazing • Living / Dining Room & Kitchen / Breakfast Room • 3 Bedrooms, All Having Built - in Wardrobes • 2 Shower Rooms & 1 Bathroom - All With WC's • Garage, Parking, Equal Share Of Freehold • NO ONWARD CHAIN



The Complex

Inchcoulter Apartments are located towards the lower end of Douglas Avenue and is a highly sought after development of luxury apartments built Circa 2001. The development offers attractive communal gardens with an electric gated vehicular and pedestrian access. To the rear of the building the apartment has its own single garage with an electrically operated door and power/light connected. There is also a private allocated car parking space. Each of the properties at Inchcoulter Apartments enjoys a secure entry system with a lift as well as stairs to all floors. Easy access to Exmouth Seafront and Town Centre.

Accommodation

Communal front entrance door, beneath pitched and tiled storm canopy, with entry com system leading to:

Communal Hallway

Staircase and lift leading to upper floors. Own entrance door, with spy hole, leading to apartment.

Reception Hall

A good sized room having 2 useful storage / cloaks cupboards, 1 having the trip switch fuse box. Airing cupboard housing the hot water tank with slatted shelving. Radiator. Smoke alarm. Wall mounted central heating thermostat. Wall mounted entry phone. Doors leading to kitchen / breakfast room, 3 bedrooms, shower room and double doors leading to:

Living / Dining Room 26'5" (8.05m) x 18'0" (5.49m) Max

uPVC double glazed sliding patio doors leading to own patio area. Focal point of fitted coal effect electric fire within a Stone fireplace surround. 2 radiators. Door leading to:

Kitchen / Breakfast Room 13'2" (4.01m) x 13'1" (3.99m)

uPVC double glazed window to rear overlooking the communal gardens. Good range of cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splashback's. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 5 ring gas hob with filter hood above and eye level electric oven, grill and microwave to side. Integrated dishwasher and washing machine. The freestanding fridge / freezer in situ is included in the sale. Wall mounted, concealed, gas fired boiler that supplies the central heating and domestic hot water. Radiator. Laminate flooring. Inset ceiling lights.

Bedroom 1 13'11" (4.24m) x 11'2" (3.4m)

uPVC double glazed window to side. Built - in double wardrobe. Radiator. Door leading to:

En - Suite

White suite comprising corner shower cubicle with thermostatically controlled shower unit and tiling to ceiling height, low level WC and vanity wash hand basin. Heated towel rail. Shaver socket. Extractor fan. Inset ceiling lights.

Bedroom 2 14'2" (4.32m) Plus Recess x 9'3" (2.82m)

uPVC double glazed window to front. Built - in double wardrobe. Radiator. Door leading to:

En - Suite

Suite comprising panelled bath with mixer tap and shower attachment, low level WC and pedestal wash hand basin. Tiled walls to dado height. Shaver socket. Inset ceiling lights. Heated towel rail. Extractor fan.

Bedroom 3 12'4" (3.76m) Plus Recess x 9'4" (2.84m)

uPVC double glazed window to side. Built - in wardrobes and storage cupboards to one wall. Radiator.



Shower Room

Obscure uPVC double glazed window to side. Modern fitted suite of double shower cubicle with thermostatically controlled shower unit, tiling to ceiling height and splash screen door. Low - level WC. Pedestal wash hand basin. Heated towel rail. Inset ceiling lights. Extractor fan. Useful linen closet.

Externally

The apartments are accessed via code / electrically operated double vehicular and pedestrian gates that gives access to brick paved visitors and residents parking. The driveway then continuing around to the rear of the complex to the garage block. There are lovely Communal Gardens within the apartment complex that are laid mainly to lawn with shrub and herbaceous beds and borders that provide year round interest and colour. This apartment also has its own covered Patio area, accessed via the living / dining room, ideal for outdoor dining and sitting during the fine weather. Outside water tap and outside lighting. This property also has a single garage and an allocated parking space to the front.

Parking

There is 1 allocated parking space with this apartment.

Garage 18'0" (5.49m) x 8'8" (2.64m)

Remote controlled up and over door to front. Power and light connected.

Tenure

The property is LEASEHOLD with a 199 year lease was granted in 2001. The property enjoys a share in the management company that owns the freehold. Current service charge is £2,600 per annum paid at £650 per quarter. It includes provisions for communal water and electric, buildings insurance, communal cleaning, lift and gate maintenance, accountancy and company house fees, along with general repairs and maintenance. No ground rent is payable.

Services

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

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.

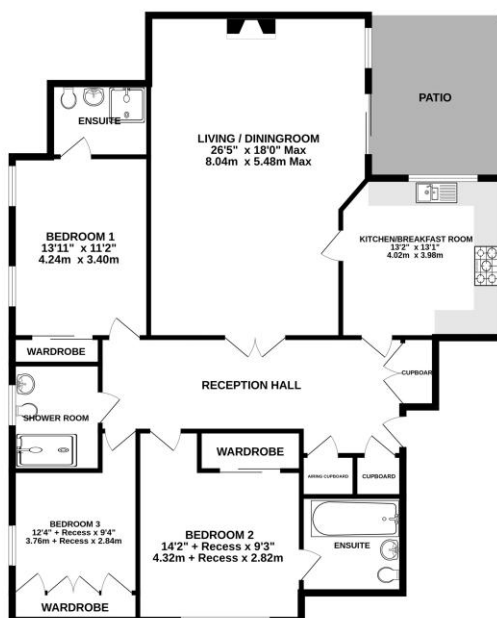
Your home may be repossessed if you do not keep up repayments on your mortgage.

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Agents Note

These are draft particulars and are awaiting vendors verification.

GROUND FLOOR



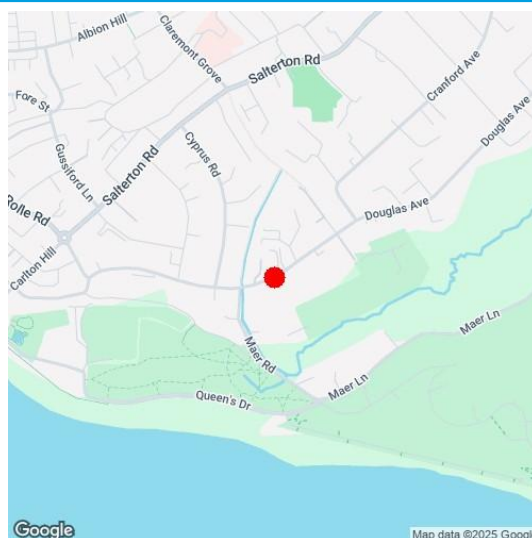
DOUGLAS AVENUE, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurement of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for the guidance of the purchaser only and should be used as a guideline only. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given.
 Made with floorplan 12/05

Directions

From our prominent Town Centre office, proceed into Rolle Road, going straight ahead at the roundabout, then bearing left, past The Deaf Academy and into Douglas Avenue. The entrance to Inchcoulter Apartments will be found on the left hand side, opposite The Devencourt Hotel.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
	74	77



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.