

Guide Price £550,000

4 Blair Atholl, 20 Douglas Avenue, Exmouth, EX8 2EY



- Luxurious And Spacious First Floor 2/3 Bedroom Apartment With Lift Access • Superb Views Towards The Sea And South Devon Coastline • Spacious Lounge/Dining Room & Balcony With Views • Modern Fitted Kitchen/Breakfast Room With Integrated Appliances • 2 Double Bedrooms & Occasional Bedroom 3/Study
- Ensuite bathroom/WC & Further Shower Room/WC • Well Tended Mature Communal Gardens
- Visitors Parking And Secure Underground Parking Space & Secure Storage



Accommodation

Ground Floor

Communal entrance with secure remote entry system leading to communal hallway with stairs and lift access to all floors.

First Floor

Private entrance door to:

Hallway

A spacious hallway. Remote entry system. Large built-in storage cupboard. Airing cupboard. Radiator. Telephone point. Doors to:

Lounge/Dining Room 24'3" (7.39m) x 13'4" (4.06m)

Double glazed window to the rear with superb sea and coastal views. 2 Radiators. Fireplace with electric coal effect fire. TV aerial point. Telephone point. Double glazed doors to:

Balcony

A private covered balcony with superb views over the communal gardens with the sea and coastline beyond. Glass

Kitchen/Breakfast Room 16'10" (5.13m) x 11'8" (3.56m)

Double glazed window to the rear with lovely views. Very well appointed and fitted with a modern range of base cupboard and drawer units incorporating a pull out larder unit, corner easy access unit, wine rack and recycling organiser. Eye level units. One and a half bowl sink unit with lighting over. Worktop surfaces with tiled splash back. Integrated Neff appliances including an electric oven and microwave/combination oven, full height fridge, full height freezer, dishwasher, 4 ring induction hob and chimney style cooker hood. Radiator. Kick space heater. Radiator.

Utility Room 7'4" (2.24m) x 5'8" (1.73m)

Work top surface with inset single drainer sink unit. Base cupboard and wall mounted cupboards. Plumbing for washing machine and space for tumble dryer. Vaillant gas fired boiler supplying domestic hot water and central heating.

Bedroom 1 14'0" (4.27m) x 10'8" (3.25m)

Double glazed window the front. Built-in double wardrobe. Radiator. Door to:

Ensuite Bathroom/WC 7'3" (2.21m) x 6'5" (1.96m)

Comprising a panelled bath with shower mixer tap. Glazed shower screen. Tiled splash back. Pedestal wash hand basin. tiled splash back. Wall-mounted mirror. Shaver point. Close-coupled WC. Heated towel rail. Extractor fan.

Bedroom 2 11'11" (3.63m) x 9'11" (3.02m)

Double glazed window to the front. Built-in wardrobe with sliding mirror-fronted doors. Radiator. TV aerial point.

Bedroom 3/Study

An occasional bedroom. Radiator. Telephone point. Glazed hatch to kitchen.



Shower Room/WC 7'8" (2.34m) x 6'6" (1.98m)

Well-appointed with a double size quadrant shower cubicle with built-in shower and laminate splash back. Glazed shower screen. Pedestal wash hand basin. Tiled splash back. Wall-mounted mirror. Shaver point. Close-coupled WC. Heated towel rail. Extractor fan.

Externally

A pillared entrance leads to the front of the main building where there are mature flower and shrub borders. A communal bin storage area. Communal bike store area. 8 Visitors parking spaces. Secure gated access to the rear garden and vehicular access to:

Secure Underground Parking

Remote operated gated access with further internal access from the main building. Apartment 4 has an allocated parking space with easy access. Use of a secure store with allocated space with shelving.

Communal Rear Garden

A delightful feature of the property being well tended and comprising large areas of lawn with mature and well stocked flower and shrub borders with pathways leading around the garden. To the bottom of the garden is a communal summer house.

Tenure

The property is LEASEHOLD
We understand the property is subject to a 999 year lease from 2007. We have been advised that the Ground Rent is currently £50 per annum and the Service Charge is approximately £624 per quarter to include buildings insurance payable to Blair Atholl Management Company Ltd.

Services

All mains services are connected. 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

Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

Agents Note

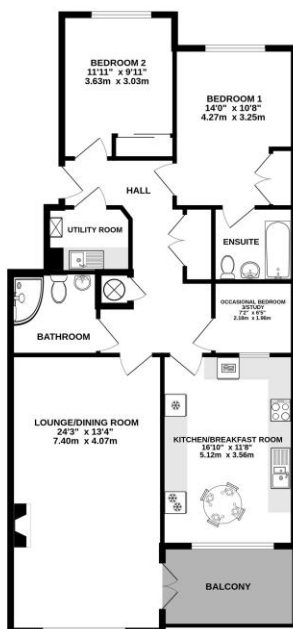
Please note these are draft particulars and are awaiting the vendors verification.

01395 222350

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FIRST FLOOR



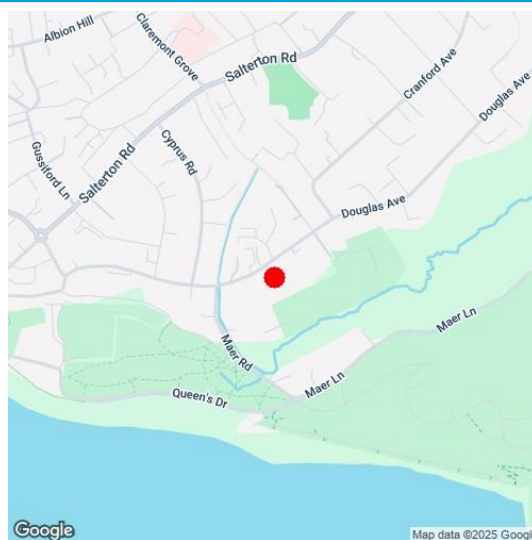
BLAIR ATHOLL

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 misstatement. This plan is for guidance purposes only 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. Made with Mapbox (2025)

Directions

From our prominent town centre office, proceed up Rolle Road and go straight ahead at the roundabout, Continue around the sharp left hand bend and continue ahead. Blair Atholl is immediately after the Devoncourt Hotel on the right hand side.

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		



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.

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