



MONTEREY

Douglas Avenue, Exmouth, Devon



AN IMPRESSIVE TWO BEDROOM PENTHOUSE APARTMENT

In a desirable Exmouth setting less than half a mile from the beach

Summary of accommodation

Third Floor: Sitting/dining room | Kitchen/breakfast room | Cloakroom | Two bedrooms en suite

Outside: Roof terrace | Designated parking spaces

Distances: Exmouth town centre 0.8 miles, Exmouth station 1.0 miles (32 minutes to Exeter St. David's), M5 Junction 30 8.2 miles

Exeter Airport 10.0 miles (1 hour to London City Airport), Exeter city centre 10.7 miles

Exeter St. David's station 12.0 miles (2 hours to London Paddington)

(All distances and times are approximate)

LOCATION

The property is in a sought-after position, within a mile of Exmouth town centre and seafront, yet overlooking vast lawns, playing fields and wider countryside and sea views beyond

Exmouth enjoys a beautiful coastal position on Devon’s south coast, where the River Exe meets the sea. The town is a traditional resort with a promenade, elegant Georgian architecture and a bustling centre. There is a diverse selection of shops, places to eat and things to do, including top quality water sports such as windsurfing and kite-surfing, and fantastic routes for cycling and walking. The town has a two-mile sandy beach and a popular marina as well as a train station with a direct line to Exeter. There is also a good selection of primary, secondary and private schools.

For keen walkers there is access nearby to many miles of coastal path starting at ‘The Needle’ at Orcombe Point, which denotes the start of the World Heritage coastline. The Exe Estuary has been designated an ‘Area of Outstanding Natural Beauty’ and offers further exceptional walks and a cycle path leading to Lymstone. There is also a cycle path to Budleigh Salterton. The opportunities to enjoy a variety of water sports in addition to equestrian and golfing pursuits in the area are also plentiful.

The Cathedral City of Exeter is only 10 miles away with its intercity railway station, international airport, connection to the M5 motorway and great business and retail opportunities with a modern shopping precinct, speciality boutiques, open air markets, restaurants, cafes and wine bars.

THE PROPERTY

This attractive two-bedroom penthouse apartment is in a highly desirable setting less than a mile from Exmouth town centre and offering far-reaching sea views from its stunning roof terrace.



Upon entering, the welcoming reception hall greets you and provides access to the main reception room, the kitchen and the two double bedrooms, as well as providing cupboard storage and access to a cloakroom. The property features a well-proportioned, airy sitting and dining room, which is the ideal setting in which to relax or entertain guests. Measuring 25ft, this generous reception room has a fireplace and space for a seating area and a dining area, and welcomes plenty of natural light through French doors opening onto the roof terrace, and affording those impressive sea views.

There is also a well-equipped kitchen and breakfast room with space for a breakfast table for informal dining. The kitchen is fitted with modern units in white to base and wall level, as well as integrated appliances.

The two bedrooms are both doubles of a similar size, and both benefit from built-in storage. Both bedrooms are also en suite with shower rooms, while the rear bedroom also has French doors opening onto the south-facing roof terrace.



GARDEN & GROUNDS

The apartment building is located on a sought-after residential street, with parkland at the rear and the beach less than half a mile away. At the entrance, security gates open onto the block-paved driveway and communal/visitor parking area. There is access to the underground parking garage, in which the apartment has a double parking space and extensive, adjacent cupboards for secure storage. The building has well-tended communal gardens to the rear, with rolling lawns and border trees and hedgerows. The apartment itself has its own private outside space in the magnificent roof terrace, with space for pot plants and a large area for al fresco dining, or simply for relaxing and enjoying the sea views.

PROPERTY INFORMATION

Services: Mains water and electricity

Tenure: Leasehold

Local Authority: East Devon District Council

Council Tax: Band F

Directions

Postcode: EX8 2HQ

what3words: ///sends.entire.helps



Approximate Gross Internal Area
150.5 sq.m. (1620 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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