£272,500

2 Merrist Court, 14 Douglas Avenue, Exmouth, Devon, EX8 2EY

Hall & Scott
ESTATE & LETTING AGENTS

Character south facing ground floor two-bedroom apartment built to a high specification while maintaining original features, within walking distance of the town centre, train station, and beach.

- Sitting Room/Dining Room with double doors onto the terrace
- Modern fitted Kitchen
- 2 Bedrooms one with fitted cupboards
- Modern Bathroom with Victorian freestanding bath
- Double Glazing
- Central Heating
- Veranda style south facing terrace
- Communal gardens,
- Allocated parking space
- No Chain

DESCRIPTION

This charming, south-facing ground-floor apartment offers two bedrooms and has been finished to a high standard while retaining attractive original features. Ideally situated within walking distance of the town centre, railway station and beach, it combines period character with modern convenience.The spacious sitting and dining room features double doors opening onto a veranda-style, south-facing terrace - perfect for relaxing or outdoor dining. The property also includes a modern fitted kitchen, two well-proportioned bedrooms, one with fitted cupboards, and a stylish bathroom featuring a Victorian-style freestanding bath.Further benefits include double glazing, central heating, access to communal gardens and an allocated parking space. This characterful apartment would make an excellent permanent home, coastal retreat or investment property.

SITUATION

Exmouth is a popular coastal town surrounded by beautiful Devon countryside and yet only twelve miles by road and rail from the Cathedral city of Exeter, with its intercity railway station, airport and access onto the M5 motorway. Exmouth boasts over three miles of golden sands and is ideal for a range of activities including boating, sailing and water skiing. The town also has a range of shops, a variety of restaurants, schools, a modern sports centre, swimming pool and various other amenities.

Hall & Scott
ESTATE & LETTING AGENTS

THE ACCOMMODATION COMPRISES (all room sizes approximate):-

ENTRANCE Private entrance door with small opaque double-glazed panels to

LOBBY Cloaks hanging space. Leaded and stained glass door to :-

SITTING /DINING ROOM 14’7 (4.4m) x 13’8 (4.2m)
Double glazed double doors opening onto the terrace and rear garden. Solid oak flooring. Feature mantled fireplace with cast iron inset and tiled hearth. Decorative coved ceiling and ceiling rose. Radiator. Opening through to :-

KITCHEN 15’ (4.6m) x 6’2 (1.96m)
Modern fitted kitchen comprising white gloss fronted units with stainless steel handles with integrated dishwasher, fridge and freezer. Stainless steel fronted oven. Granite work top surfaces with inset induction Siemens electric hob and black 1½ bowl sink with drainer and mixer tap. Matching wall mounted cupboards with under lighting. Integrated washer/dryer. Two double glazed windows to the side. Wall mounted gas boiler.

INNER HALL Oak flooring. Down lighters. Door to :-

BEDROOM 1 15’10 (4.8m) x 11’9 (3.6m) A particularly bright spacious room with very large double glazed sash square bay window to the rear with views over the garden. Picture rail. Radiator.

BEDROOM 2 11’11 (3.6m) x 10’10 (3.3m) Double glazed window to the side. High level fitted cupboards. Radiator.

BATHROOM9’8 (2.9m) x 5’3 (1.6m) A modern white suite comprising claw foot free standing bath with Victorian style mixer shower tap. Low level. WC. Pedestal wash hand basin with mixer tap. Fully tiled shower cubicle with built-in shower and curved glass screen. Opaque double glazed window. Chromed runged radiator. Tiled floor. Extractor fan.

GARDEN
Private veranda style terrace. Communal Garden.

Hall & Scott
ESTATE & LETTING AGENTS

PARKING Allocated Parking Space

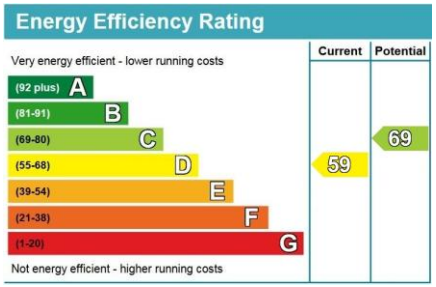
DIRECTIONS
Heading towards Exmouth on the A376 follow the road until reaching the roundabout by the Leisure Centre. Turn left and then at the next roundabout turn tight and follow the road onto Rolle Street. Continue to the end of Rolle Street, crossing the roundabout onto Rolle Road. Follow the road round to the left and onto Douglas Avenue. Continue along Douglas Avenue and the house is on the right-hand side.

COUNCIL TAX Band A

TENURE
Leasehold with 1/5 share of freehold. Lease- 125 years remaining from conversion in 2007

SERVICE CHARGES £60.00 pcm

GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



Telephone:
01395 265530
Email:
exmouth@hallandscott.co.uk
Website:
www.hallandscott.co.uk
Address:
Unit 2, Pierhead, Exmouth, Devon, EX8 1DU

Health and Safety Statement
We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note
Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

Hall & Scott
ESTATE & LETTING AGENTS