



£750,000

2 West Dunsinane, Maer Road, Exmouth, Devon, EX8 2DA





An exceptional ground floor apartment enjoying outstanding sea and coastline views in this prestigious development, with a private south-facing terrace and beautifully maintained communal gardens with direct access onto The Maer.

- **Spacious sitting/dining room with sea views and direct terrace access**
- **Contemporary kitchen with integrated Neff appliances**
- **Utility room**
- **2 Double bedrooms - both with sea views**
- **Principal bedroom with dressing room and en-suite bathroom**
- **Shower room**
- **Underfloor heating throughout much of the apartment**
- **Private south-facing terrace leading directly onto the communal gardens**
- **Beautifully maintained communal gardens with pedestrian access onto The Maer**
- **Two allocated parking spaces, including covered parking**
- **Outside storage area with power**
- **No onward chain**

DESCRIPTION: An exceptional ground floor apartment with breathtaking panoramic sea and coastline views, situated within the prestigious Dunsinane development in one of Exmouth's most sought-after coastal locations. Beautifully presented throughout, the property offers spacious and light-filled accommodation including a superb sitting/dining room opening directly onto a private south-facing terrace and the stunning communal gardens. Both double bedrooms enjoy wonderful sea views, with the principal suite benefiting from a dressing room and luxurious en-suite bathroom. The contemporary kitchen is fitted with integrated Neff appliances and complemented by a separate utility room. Further features include underfloor heating throughout much of the apartment, two allocated parking spaces (including covered parking), outside storage with power, and direct pedestrian access onto The Maer and seafront beyond. This outstanding apartment is offered for sale with no onward chain and really needs to be seen to be appreciated.

LOCATION: The apartment is situated in a sought-after location convenient for both the seafront and town centre. The property is located within a 5 minute walk of the beach. Exmouth beach itself has over three miles of glorious golden sands, Exmouth is renowned nationally as a regional centre for water sports activities - especially kitesurfing, sailing & windsurfing. Exmouth is a bustling town with a vibrant shopping centre that also hosts a wide range of leisure and entertainment facilities, including a cinema, sports amenities, M&S food hall, and a range of excellent restaurants. It is only 12 miles by road or rail from the Cathedral City of Exeter, with its Intercity railway station, international airport, connection to the M5 motorway and all major shops and facilities.

The accommodation comprises (all measurements are approximate):-

GROUND FLOOR

Communal entrance door with entry intercom system to...

COMMUNAL HALLWAY. Private entrance door to the apartment.

LOBBY. Wood flooring. Alarm panel. Coved ceiling. Storage cupboards. Hanging space. Underfloor heating. Door to...

RECEPTION HALL. Coved ceiling. Downlighters. Built-in airing cupboard housing the hot water cylinder and some shelving. Further built-in double storage cupboard. Doors lead off to...

SITTING / DINING ROOM 22' 2" (6.76m) x 16' 8" (5.08m): A particularly bright and spacious room with double glazed double doors and double glazed windows to the rear with excellent views over the communal gardens and out to sea, down the coastline towards Berry Head. Wood flooring throughout with underfloor heating. Coved ceiling. Downlighters. Sliding opaque glass double doors to the...

KITCHEN 12' 2" (3.71m) x 10' 10" (3.30m): Granite worktop surfaces with matching upstands. One and a half bowl under-counter stainless steel sink with groove granite drainer. Neff four ring induction hob. Gloss white cupboards and drawers under with integrated dishwasher, fridge and freezer. Matching wall mounted cupboards with underlighting and cooker hood. Built-in oven and microwave. Downlighters throughout. Tiled floor with underfloor heating. Door leading back to hallway.

UTILITY ROOM 4' 11" (1.50m) x 4' 4" (1.32m): Worktop surface with space and plumbing for washing machine and tumble dryer below. Wall mounted boiler. Wall shelves.

BEDROOM 1 18' 2" (5.54m) x 12' 2" (3.71m): Double glazed window to rear with views over the communal gardens and out to sea, down the coastline towards Berry Head. Coved ceiling. Underfloor heating. Opening through to...

DRESSING ROOM 8' 7" (2.62m) x 7' 6" (2.29m): Central walkway with two sets of double wardrobes either side, one side with mirrored doors. Underfloor heating. Door to...

EN-SUITE BATHROOM 9' 7" (2.92m) x 7' (2.13m): White Villeroy & Boch suite comprising panelled bath with mixer shower tap in full tiled surround. Wall hung wash hand basin with mixer tap and cupboards under. Enclosed flush low-level WC. Double shower cubicle with glass screen and built-in shower. Tiled floor with underfloor heating. Chrome runged radiator. Walls in full tiled surround. Large vanity mirror. Shaver point. Downlighters. Extractor fan.

BEDROOM 2 18' 2" (5.54m) x 8' 8" (2.64m): Double glazed window to rear with views over the communal gardens and out to sea, down the coastline towards Berry Head. Coved ceiling. Underfloor heating.

SHOWER ROOM 7' 6" (2.29m) x 5' 7" (1.70m): White Villeroy & Boch suite comprising enclosed flush low-level WC. Wall hung wash hand basin with mixer tap with cupboard under. Large walk-in shower cubicle with built-in shower. Walls in full tiled surround. Large vanity mirror. Shaver point. Downlighters. Extractor fan. Tiled floor. Underfloor heating. Chrome runged radiator.



GROUND FLOOR
1295 sq.ft. (120.3 sq.m.) approx.

OUTSIDE:

SUN TERRACE 37' 7" (11.46m) x 7' (2.13m): The apartment has the benefit of its own private south facing terrace which has been fully slate paved, perfect for outdoor seating and entertaining, this also provides access out onto the communal gardens.

COMMUNAL GARDENS: West Dunsinane enjoys beautifully maintained communal gardens with a delightful outlook towards The Maer and sea beyond. The grounds are attractively landscaped with manicured lawns, mature planting and colourful flower borders, there are several seating areas and a pedestrian gate providing direct access onto the The Maer.

PARKING: The property benefits from **TWO ALLOCATED PARKING SPACES**, including a covered parking space to the rear of which is an additional **STORAGE AREA** with power. The second allocated parking space is located as the third space on the left as you enter the development. The development provides visitor parking spaces for guests and there is also a communal open fronted **BIKE STORE**.

DIRECTIONS: From the town centre, proceed up Rolle Street and continue into Rolle Road. At the roundabout, take the second exit into Douglas Avenue. Proceed around the bend and continue along before taking a right hand turn into Maer Road. West Dunsinane will be found on the right hand side.

WHAT3WORDS: ///loves.discouraged.faded

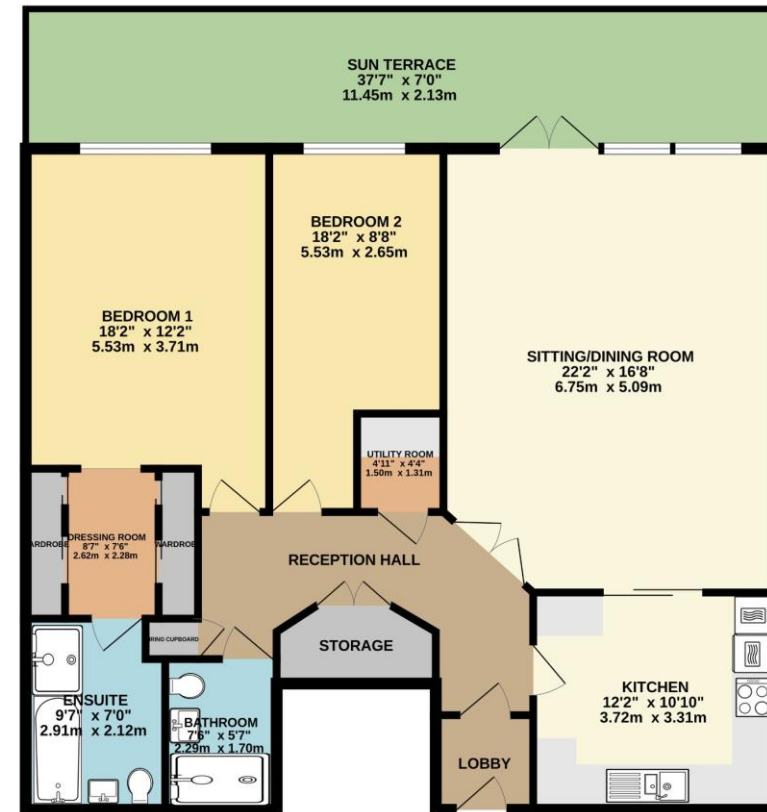
TENURE: Share of Freehold - Director of the Management Company - Dunsinane Management (Exmouth) Limited

LEASE: 999 year lease from 01/01/2014

GROUND RENT: Peppercorn

SERVICE CHARGE: £2340.00 per annum

COUNCIL TAX: Band E: £3150.00



TOTAL FLOOR AREA : 1295 sq.ft. (120.3 sq.m.) approx.
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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Health and Safety Statement

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Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, 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.

