

RICHARD BOUD

expTM UK

BESPOKE ESTATE AGENT



Douglas Avenue, Exmouth, EX8

Exmouth

Guide Price Range

£825,000 - £875,000

Ocean Quest is an exceptional development of contemporary townhouses built to a high specification. It overlooks the Maer Valley, with views across the adjoining countryside to the South Devon Coastline beyond. Located in Exmouth's highly sought-after "Avenues" area. Its location is extremely convenient, with the town centre just a short distance away (about 1.5 miles) and Exmouth's seafront within easy reach (about 1 mile). Local shops, including a mini supermarket and post office, are conveniently located just a few minutes walk away at Littleham Cross.

This lovely, most spacious home offers accommodation over three floors and is finished exquisitely throughout. The clean lines and fresh colour palettes beautifully reflect the coastal location, with each floor leading seamlessly through either bi-folding or sliding doors onto generous decked and paved terraces. All of these capture panoramic views across farmland and out to sea along the South Devon coast.

Upon entering the property, you are immediately drawn into the spacious reception hall, featuring a tall glass wall that invites you through to the designer-integrated appliance-fitted kitchen and dining room, and on to the principal lounge overlooking the large paved patio garden. The elevated position offers breathtaking views. These views are echoed from the master bedroom suite above, which includes a private balcony, a walk-through dressing room, and a large en-suite shower room. The property has underfloor heating with a pressurised gas-fired boiler. Also, there is uPVC double glazing throughout. Outside, as well as on the two southerly-facing sun balconies and the large sun terrace, there are landscaped communal gardens and grounds for the private enjoyment of the owners of Ocean Quest. The property also features a large single garage with lighting and power, as well as two private parking spaces.

SUMMARY OF ACCOMMODATION:

First Floor - Entrance Hall

Lounge: 5.1m (16'9") x 5.1m (16'9")

Balcony: 5.1m (16'9") x 2.1m (6'11")

Kitchen/Dining Room: 8.4m (27'7") x 3.6m (11'10") overall

Cloakroom/WC

Second Floor - Landing

Main Bedroom Suite: 5.1m (16'9") x 4.6m (15'1") overall

Balcony: 4.0m (13'1") x 1.4m (4'7")

Dressing Room

Ensuite

Bedroom 2: 4.7m (15'5") x 2.7m (8'10")

Ensuite

Ground Floor - Hall

Family Room/Bedroom: 6.3m (20'8") x 5.1m (16'9")

Sun Terrace: 8.9m (29'2") x 5.3m (17'5") overall

Bedroom 3: 5.1m (16'9") x 3.4m (11'2")

Ensuite

Utility: 4.4m (14'5") x 2.3m (7'7")

Cloakroom/WC

Outside: To the front of Ocean Quest are two allocated parking spaces per property. The sweeping driveway gives access to:

Single Garage: 5.5m (18'1") x 3.5m (11'6").

Large landscaped communal gardens with views over the Maer Valley.

NOTES:

Tenure: Freehold - vacant possession on completion.

Management Company: The property owners jointly own a Management Company. Each property pays £515 per annum to cover expenses, including communal lighting, reserve fund, general repairs and maintenance, etc. Also, there is a service charge for the communal land at the rear, approximately £325 per year.

Covenants: No caravans, vans, motor homes, or boats, only private cars allowed.

Council Tax Band: G (East Devon District Council).

EPC Rating: B

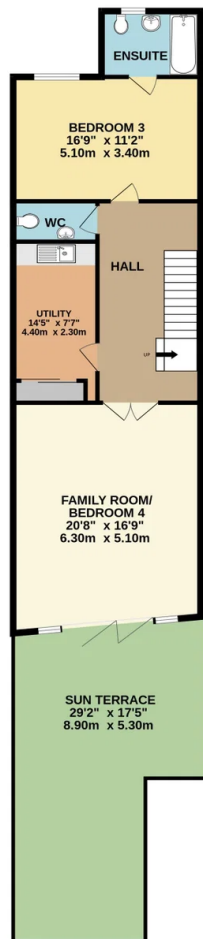
Services: Mains electric, gas, water & drainage. Superfast broadband is available.



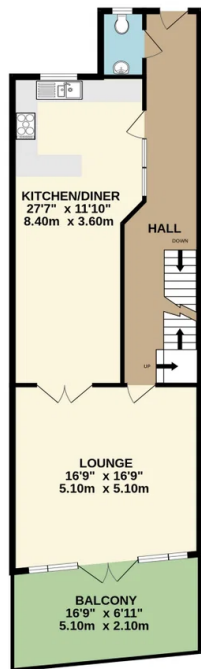


All rooms have been measured with an electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Richard Boud Estate Agent for themselves and the vendors or lessors produce these details in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge when going to press. We are required by law to conduct Anti-Money Laundering checks on all parties involved in the sale or purchase of a property. In line with HMRC's guidance, we take this responsibility seriously to ensure the accuracy and continuous monitoring of these checks. Our partner, Move Butler, will conduct the initial checks on our behalf. They will contact you, and where possible, a biometric check will be sent to you electronically only once your offer has been accepted. As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data collection, manual checking, and monitoring. You will need to pay this amount directly to Move Butler and complete all Anti-money Laundering checks before your offer can be formally accepted. You must also provide evidence of how you intend to finance your purchase before formally accepting any offer.

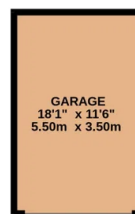
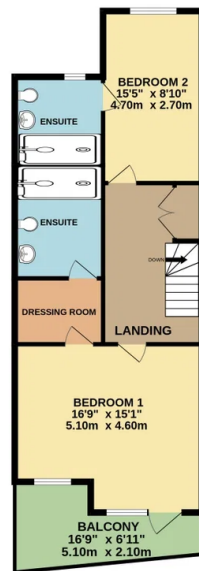
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B	88	
(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	

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exp UK

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01395 262637



richard.boud@expuk.com