



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	78 C
39-54	E		
21-38	F		
1-20	G		

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Flat 2 Scarsdale, 28 Douglas Avenue,  
Exmouth, EX8 2HA

GUIDE PRICE

£254,950

TENURE Shared Freehold



**An Extremely Spacious Purpose Built Ground Floor Apartment Located  
In A Desirable Location With Excellent Sea And Countryside Views, Well  
Kept Communal Gardens And Garage**

Spacious Lounge/Dining Room \* Kitchen/Breakfast Room \* Three Bedrooms  
Bathroom/WC \* Shower Room/WC \* Garage And Visitors Parking

No Onward Chain

## Flat 2 Scarsdale, 28 Douglas Avenue, Exmouth, EX8 2HA

**THE ACCOMMODATION COMPRISES:** Communal entrance with stairs to first floor, door to:

**RECEPTION HALL:** With deliveries cupboard, also housing the electric consumer unit, telephone point, airing cupboard housing modern water cylinder and slatted shelving, coats cupboard with shelf and coat rail, thermostat control for ceiling heating.

**LOUNGE/DINING ROOM:** 5.59m x 3.78m (18'4" x 12'5") A bright and spacious room with TV point, wall lighting, thermostat control for ceiling heating, uPVC triple glazed windows and door giving access to **SUN BALCONY** with glass balustrade and wonderful outlook over the beautifully kept communal gardens and enjoying countryside and sea views.

**KITCHEN/BREAKFAST ROOM:** 4.34m x 2.69m (14'3" x 8'10") Fitted with a double bowl sink unit with mixer tap set into work surfaces with tiled surrounds, cupboards and drawer units beneath worktops, four ring electric hob with filter extractor hood over, wall mounted cupboards, built-in oven and microwave oven with cupboards above and below, space for upright fridge/freezer, thermostat for ceiling heating, triple glazed window to front aspect.

**BEDROOM 1:** 4.67m x 3.48m (15'4" x 11'5") Built-in floor to ceiling wardrobes with sliding mirror fronted doors, thermostat control for ceiling heating, uPVC triple glazed window overlooking the communal gardens enjoying lovely views to the countryside and sea.

**BEDROOM 2:** 3.48m x 2.87m (11'5" x 9'5") Another good size double bedroom with built-in floor to ceiling double wardrobes with mirror fronted sliding doors, electric heated towel rail, uPVC triple glazed window to side aspect.

**BEDROOM 3:** 2.49m x 2.06m (8'2" x 6'9") With thermostat control for ceiling heating, built-in wardrobe with clothes rail and shelf, uPVC triple glazed window to side aspect.

**BATHROOM/WC:** 2.51m x 1.96m (8'3" x 6'5") Comprising of bath with Mira shower unit over, shower curtain and rail, wash hand basin set in display surface and WC beneath, splashback walls covering the bath and wash hand basin area, fitted mirror, light shaver socket over, heated towel rail, Dimplex wall heater, uPVC triple glazed window with patterned glass and heated tiled floor.

**SHOWER ROOM/WC:** 2.13m x 1.4m (7'0" x 4'7") Shower cubicle with folding shower splash screen door and shower unit, corner vanity style wash hand basin with mirror fronted medicine cabinet over, WC, light shaver socket, splashback walls, heated tiled flooring, extractor fan.

**OUTSIDE:** Located in a highly desirable 'Avenues' area of Exmouth, Scarsdale enjoys beautifully kept and generously sized communal gardens located to the rear of the development with extensive area of lawned gardens with colourful flower and shrub beds. To the front of the development the property benefits from a single GARAGE and Visitors parking.

**GARAGE:** With electric up and over door, power and light connected.

**TENURE:** The property is held on a 999 year lease from 29th December 2005 and also benefits from an equal share of the freehold – known as 'Scarsdale Management Company Ltd'. Service Charge: £395 paid quarterly, which includes the buildings insurance.

**AGENTS NOTE:** We understand from the vendor that here is a brand new water cylinder and the electricity meter was replaced in the last five years.

### FLOOR PLAN:



Total area: approx. 85.4 sq. metres (919.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epsolutions.co.uk  
Plan produced using PlanUp.

**Flat 2, EXMOUTH**