Guide Price £485,000

Flat 20, Blair Atholl, 20 Douglas Avenue, Exmouth, EX8 2EY

Hall & Scott
ESTATE & LETTING AGENTS

A well presented 2 bedroom second floor apartment enjoying sea views, within well maintained communal grounds extending to 1.64 acres, a short walk from the beach, in the favoured 'Avenues' area of Exmouth.

Generous sized Sitting Room with sea views and private balcony off
Kitchen / Dining Room enjoying sea views, with built-in appliances
Separate Utility Room
2 Double Bedrooms - both with built-in wardrobes and principal with En-Suite
Separate Shower Room

Double Glazing & Gas Central Heating
Secure Entry System

Visitors Parking & Allocated Underground Parking
Well maintained communal grounds extending to 1.64 acres

No onward chain

DESCRIPTION: Blair Atholl is a prestigious development, set back from Douglas Avenue, within beautifully maintained communal gardens with gated secure parking. This second floor apartment enjoys spectacular views over the gardens, out to sea and the South Devon coastline beyond.

LOCATION: The property is situated within a 5 minute walk to the beach, a 10 minute walk of Heyday's beach bar and restaurant and 20 minute walk to Exmouth Marina. 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's vibrant shopping centre is approximately a 10 minute walk away and 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 entrance buzzer leading to the...

Hall & Scott
ESTATE & LETTING AGENTS

COMMUNAL HALLWAY Lift and stairs leading upto the...

SECOND FLOOR
Private entrance door to the apartment.

HALLWAY. Coved ceiling. Radiator. Two built-in shelved storage cupboards. Doors leading off to...

SITTING ROOM 23' 5" (7.14m) x 13' 5" (4.09m): A generous sized room with a large double glazed window to the rear with amazing views over the extensive communal grounds towards Exmouth seafront and down the coastline to Berry Head. Two radiators. Coved ceiling. Double glazed double doors leading out onto the **BALCONY.**

KITCHEN / DINING ROOM 16' 5" (5.00m) x 11' 7" (3.53m): Granite worktop surfaces with matching upstands and cupboards and drawers under. Inset five ring Neff gas hob. Inset one and a half bowl sink with grooved drainer, mixer tap and Insinkerator. Integrated dishwasher and fridge freezer. Built-in Neff double oven. Built-in wine rack. Pull-out larder storage. Matching wall mounted cupboards with under lighting. Stainless steel Neff cooker hood with underlighting. Coved ceiling. Double glazed window to the rear, again with sea views. Tiled floor. Radiator.

UTILITY ROOM 7' 7" (2.31m) x 5' 10" (1.78m): Roll edge worktop surface with space for washing machine and tumble dryer. Central heating and hot water boiler. Extractor fan.

BEDROOM 1 14' 7" (4.44m) x 10' 2" (3.10m): Double glazed window to the front. Fitted mirrored sliding door wardrobe. Coved ceiling. Radiator.

EN-SUITE 7' 6" (2.29m) x 7' 5" (2.26m): White suite comprising oversized shower cubicle with built-in shower. Low level WC. Wash hand basin with mixer tap and cupboards under. Fitted vanity mirror. Walls in full tiled surround. Shaver point. Coved ceiling. Extractor fan. White runged radiator.

BEDROOM 2 11' 9" (3.58m) x 10' 2" (3.10m): Double glazed window to the rear. Fitted double wardrobe. Coved ceiling. Radiator.

SHOWER ROOM 7' 6" (2.29m) x 7' (2.13m): A white suite comprising a large walk-in shower running the full length of one wall with glass screen and built-in shower unit. Low level WC. Pedestal wash hand basin with mixer tap. Walls in full tiled surround. White runged radiator. Coved ceiling. Downlighters. Extractor fan. Fitted vanity mirror. Shaver point.

Hall & Scott
ESTATE & LETTING AGENTS

OUTSIDE:

BALCONY 11' 7" (3.53m) x 7' (2.13m): Tiled floor. Glass and stainless steel balustrade. Stunning views over the extensive communal grounds towards Exmouth seafront and down the coastline to Berry Head.

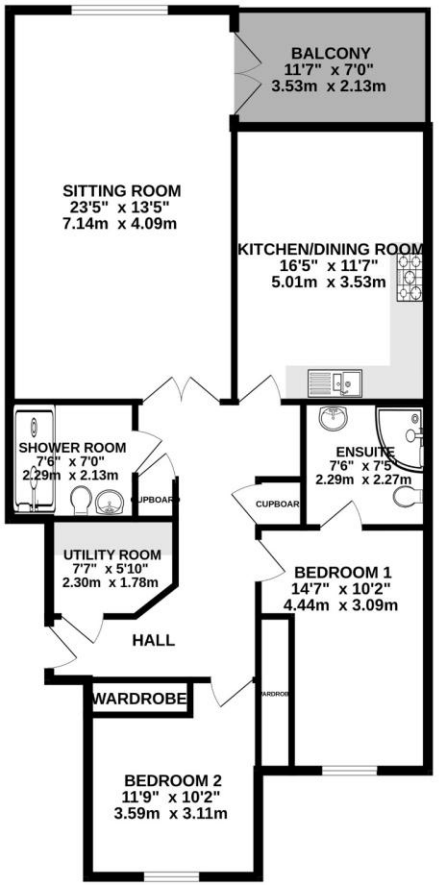
Accessed through the brick pillared entrance from Douglas Avenue, a sweeping communal drive leads to the **visitors' parking area** and down to the **underground secure parking area** with secure storage room and **allocated parking space** for the apartment. Predominately laid to lawn, the communal gardens are exclusively for the private use of the residents and surround the property and are beautifully kept with an array of colourful flower and shrub beds, patio seating area and summer house (with electricity supply). In total the grounds extend to 1.64 acres.

DIRECTIONS From Exmouth town centre proceed along Rolle Street and at the roundabout continue straight ahead into Douglas Avenue. Proceed for just under half a mile and the property will be found on the right immediately after Devoncourt.
WHAT3WORDS ///puddles.brink.trimmer

TENURE: Leasehold The property is sold with the benefit of a 999 year lease which commenced in 2007 with a proportionate share of the freehold.
GROUND RENT: £50.00 per Annum
MAINTENANCE: £2,360 per Annum
SERVICES: All mains' services connected.

COUNCIL TAX BAND: E - £2838.83

SECOND FLOOR
1073 sq.ft. (99.7 sq.m.) approx.



TOTAL FLOOR AREA : 1073 sq.ft. (99.7 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.

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