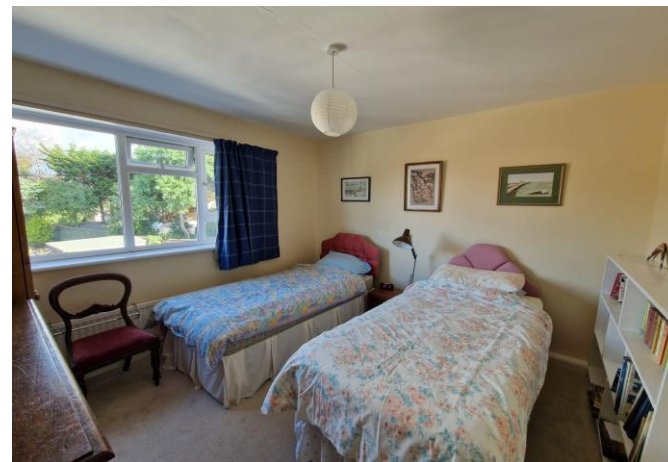




AWAITING EPC

Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

11 Moor Park, 27 Douglas Avenue,
Exmouth, EX8 2HH

GUIDE PRICE

£235,000

TENURE Share Of Freehold



**A Spacious Purpose Built Top Floor Flat With Views Towards The Sea
Located In The Favoured 'Avenues' Area Of Exmouth, With Attractive
Communal Gardens, Garage And Visitors Parking Area**

Lounge/Dining Room * Sun Balcony * Well Equipped Kitchen * Two Good
Size Double Bedrooms * Bathroom/Wc With Window * Double Glazed
Windows * Gas Central Heating * For Sale With No Ongoing Chain

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THE ACCOMMODATION COMPRISES: Communal entrance and staircase rising to:

SECOND FLOOR: Private fire door giving access to:

RECEPTION HALL: Radiator, fitted coats cupboard with storage cupboards over, deliveries cupboard which also houses the electric consumer unit, further coats cupboard with shelf, telephone point.

LOUNGE/DINING ROOM: 5.33m x 4.24m (17'6" x 13'11") A bright spacious room with uPVC double glazed window overlooking the communal gardens with views towards the sea, parquet flooring, radiator, TV point, telephone point, uPVC double glazed door to:

SUN BALCONY: Newly fitted balustrade, tiled floor, gaining lovely views over the communal gardens to the sea in the distance.

KITCHEN: 3.35m x 2.77m (11'0" x 9'1") A well equipped kitchen fitted with patterned worktops, tiled surrounds, cupboards, drawer units, carousel unit beneath working surfaces, inset one and a half bowl single drainer sink unit, display lighting over, inset induction hob with filter extractor hood over, wall mounted cupboards, built-in oven with cupboard above and drawer units below, pull out refuse drawer, larder style cupboard also housing Worcester gas boiler for hot water and central heating, space for upright fridge/freezer, radiator, uPVC double glazed window.

BEDROOM 1: 4.24m x 3.2m (13'11" x 10'6") A lovely size main bedroom with double glazed window, again enjoying a lovely outlook towards the sea, radiator.

BEDROOM 2: 3.35m x 3.33m (11'0" x 10'11") Radiator, uPVC double glazed window.

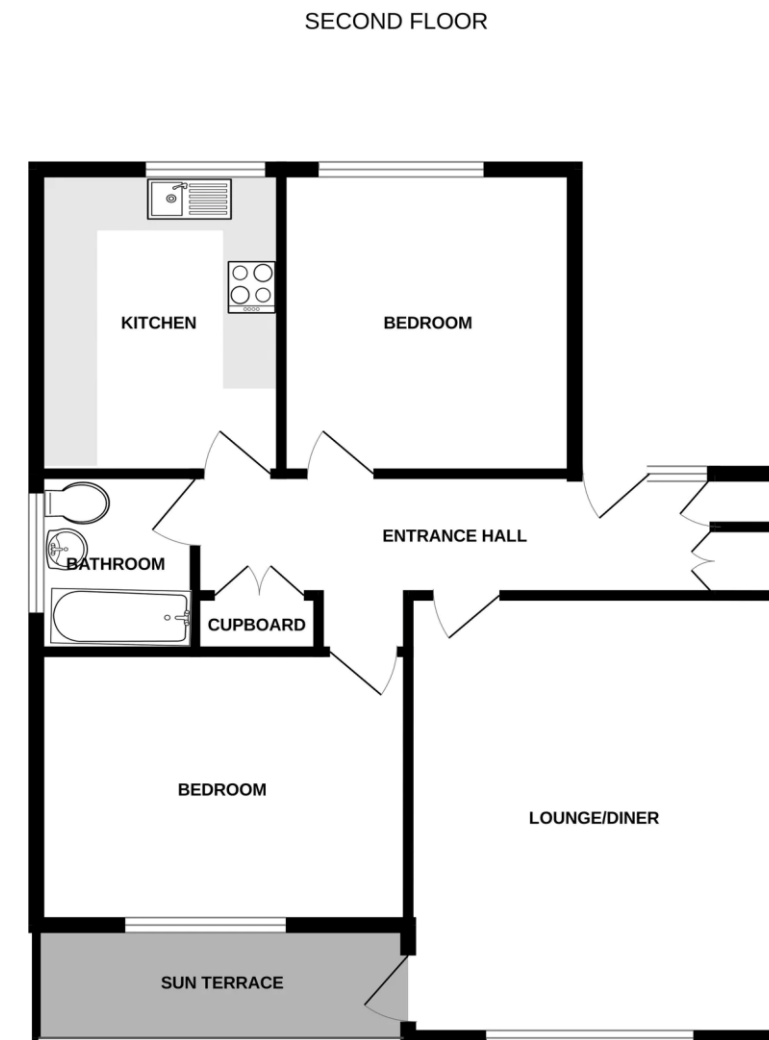
BATHROOM/WC: 1.93m x 1.63m (6'4" x 5'4") Fitted with white suite comprising bath with shower unit over, folding shower splash screen, pedestal wash hand basin, WC with push button flush, extensively tiled walls, radiator, uPVC double glazed window.

OUTSIDE: Moor Park enjoys delightful landscaped communal gardens with sweeping lawns interspersed with colourful flower beds and borders, mature shrubs and trees. There is visitors parking available and this flat enjoys the benefits of a GARAGE. There is also a communal bin store and drying area.

GARAGE: 5.41m x 2.59m (17'9" x 8'6") Up and over door.

TENURE & OUTGOINGS: We understand that the property is held on a 999 year lease from 2006. This flat owns an equal one eighteenth share of the freehold. Service Charge: £165 per month. Sinking Fund: Annual fee of £150.00

FLOOR PLAN:



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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Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.