



Apartment 4 The Knoll, 36 Douglas Avenue, Exmouth, EX8 2HB

GUIDE PRICE  
£260,000  
TENURE Leasehold



**A Stunning First Floor Apartment With Wonderful Countryside Views Located In A Sought-After 'Avenues' Area Of Exmouth With Garage**

Attractive Lounge/Dining Room \* Stylish Kitchen \* High Quality Four Piece Bathroom/Wc \* Cloakroom/Wc \* Two Double Bedrooms \* Double Glazed Windows \* Gas Central Heating \* Viewing Strongly Recommended

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	76
(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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**Apartment 4 The Knoll, 26 Douglas Avenue, Exmouth, EX8 2HB**

**THE ACCOMMODATION COMPRISES:** Communal entrance and staircase rising to first floor. Private front to:

**RECEPTION HALL:** Two radiators, recessed ceiling spotlighting, three good size built-in cupboards, opening to:

**LOUNGE/DINING ROOM:** 4.83m x 4.09m (15'10" x 13'5") A beautiful reception room with large uPVC double glazed window gaining wonderful views over rolling countryside, two radiators, TV point, feature shelved wall recess, recessed ceiling spotlighting.

**KITCHEN:** 4.09m x 2.44m (13'5" x 8'0") into wall recess. Stylish two-tone colour kitchen with range of worktops incorporating breakfast bar area with cupboards and drawer units, tiled surrounds, cupboards and drawer units beneath worktops, single drainer sink unit with mixer tap, inset four ring gas hob with chimney style extractor hood over with light, plumbing for automatic washing machine beneath worktops, built-in double oven with cupboards above and below, space for upright fridge/freezer, range of wall mounted cupboards, recessed ceiling spotlighting, fitted shelved larder style cupboard, TV point, uPVC double glazed window again enjoying outlook over rolling countryside.

**BEDROOM 1:** 4.14m x 3.56m (13'7" x 11'8") A spacious dual aspect main bedroom with double glazed windows to side and rear aspects, the rear again enjoying countryside views, radiator, TV point.

**BEDROOM 2:** 3.96m x 3.76m (13'0" x 12'4") maximum overall measurement. Another dual aspect room with double glazed windows to the front and side elevations, radiator, large walk-in wardrobe with clothes rail and shelving, TV point, recessed ceiling spotlighting.

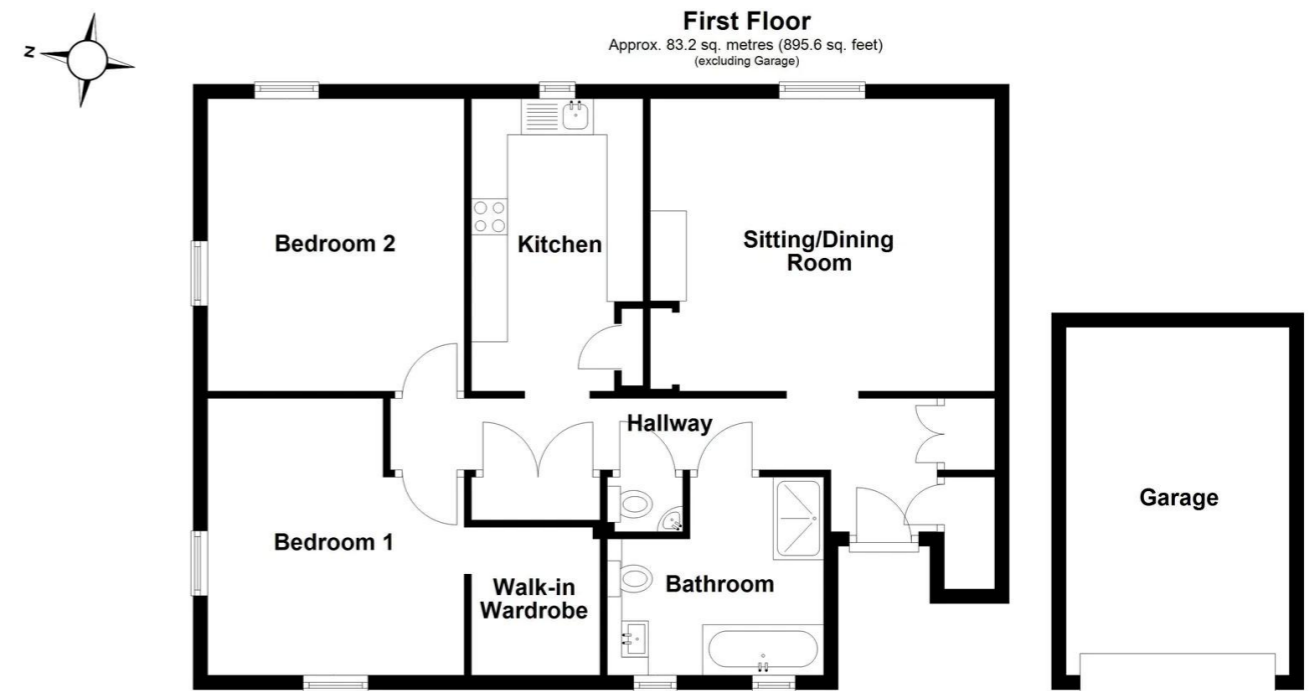
**BATH/SHOWER ROOM/WC:** 3.18m x 2.59m (10'5" x 8'6") overall measurement. A high quality modern four piece suite comprising; free-standing bath with central mixer tap with shower attachment, contemporary style wash hand basin with drawer unit beneath and large fitted mirror and shaver socket over, shower with good size shower cubicle with splash screen door, with fixed rainfall shower head hose and detachable shower head hose, WC with concealed cistern and push button flush, attractive fully tiled walls and colour co-ordinated tiled floor with underfloor heating, two double glazed windows with patterned glass, recessed ceiling spotlighting, ceiling extractor fan and ceiling speakers, radiator/towel rail.

**CLOAKROOM/WC:** Fitted with space saver wash hand basin with splashback, WC with push button flush, recessed ceiling spotlighting, ceiling extractor and tiled floor.

**OUTSIDE:** The property benefits from a GARAGE (which is the second garage from the right when looking at the block of four garages).

**TENURE & OUTGOINGS:** The property is held on a 135 year lease from April 2014. Service Charge: £75 per month, including building insurance. Ground Rent: £42 per annum.

**FLOOR PLAN:**



Total area: approx. 83.2 sq. metres (895.6 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.

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