



£235,000

22 Ardenny Court, 24 Douglas Avenue, Exmouth, Devon, EX8 2HA





**A well-presented purpose-built apartment situated on one of Exmouth's most desirable residential roads, perfectly positioned between the town centre and seafront.**

- **Modern kitchen**
- **Bright sitting room with sliding doors to balcony**
- **Bathroom**
- **Two bedrooms - including built-in wardrobe to Bedroom 1**
- **Private balcony with partial sea views and garden outlook**
- **Gas central heating**
- **Beautifully maintained communal gardens**
- **Allocated numbered parking space**
- **No onward chain**

**DESCRIPTION:** Ardenny Court is a purpose-built development of apartments located on Douglas Avenue, one of Exmouth's most desirable residential roads, running between the town centre and the seafront.

The property is neutrally decorated throughout and comprises a modern kitchen, bathroom with contemporary white suite, two bedrooms, and a bright sitting room with sliding doors leading to a private balcony. From the balcony there are partial sea views and an attractive outlook over the communal grounds.

Externally, the development benefits from beautifully maintained communal gardens with expansive lawns and mature planting, along with an allocated parking space.

Ideally positioned just a short walk from the beach and town centre, with excellent local amenities, leisure facilities, and transport links nearby, the property is offered with no onward chain.

**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 30 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):**

**ENTRANCE** Communal entrance door with stairs up to...

**UPPER GROUND FLOOR:** Private glazed entrance door to the apartment.

**HALLWAY** Electric radiator. Wood flooring. Built-in cloaks cupboard. Doors lead off to

**SITTING ROOM** 13' 9" (4.19m) x 11' 4" (3.45m):

Double glazed window to the side and double glazed patio sliding doors to the rear leading onto the balcony. Electric heater. Coved ceiling.

**BALCONY** 10' (3.05m) x 5' 1" (1.55m):

Stainless steel and glass balustrade. Side storage area. Views over the communal grounds and partial sea views.

**KITCHEN** 9' 9" (2.97m) x 7' 5" (2.26m):

Double glazed window to the side. Roll edge worktop surfaces in tiled splash back with four ring ceramic hob and inset stainless steel sink with drainer and mixer tap. Cupboards and drawers under with a built-in Bosh oven and space for further appliances. Matching wall mounted cupboards. Stainless steel cooker hood. Tiled floor.

**BEDROOM 1** 13' 6" (4.11m) x 10' 1" (3.07m):

Double glazed window to the front. Built-in double wardrobe. Electric radiator. Built-in airing cupboard housing the hot water cylinder and shelving.

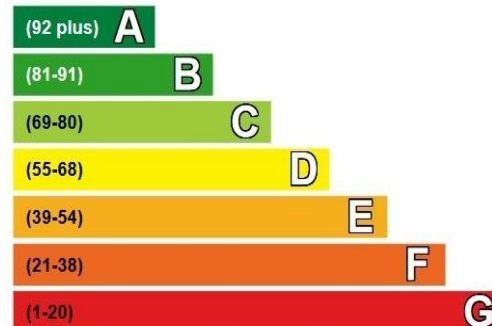
**BEDROOM 2** 9' 6" (2.90m) x 7' 5" (2.26m):

Double glazed window to the front. Wood flooring. Electric radiator.



### Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

| Current | Potential |
|---------|-----------|
| 72      | 81        |

### **BATHROOM** 6' 2" (1.88m) x 5' 8" (1.73m):

Modern white suite comprising panelled bath in full tiled surround with mixer tap and built-in shower with glass screen. Low level WC. Pedestal wash hand basin with mixer tap. Walls in full tiled surround. Tiled floor. Electric chromed rung radiator. Electric shaver point. Extractor fan.

**OUTSIDE:** Set within generous, beautifully maintained grounds, these communal gardens offer an exceptional sense of space and tranquillity. Expansive, level lawns are framed by mature trees and established planting, creating a private, park-like setting with year-round greenery and seasonal colour.

**PARKING:** Allocated numbered parking space.

**WHAT3WORDS:** ///squad.horns.sprint

**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 not far on from The Devon Court Hotel.

**COUNCIL TAX:** Band D - £2577.27

**TENURE:** Share of Freehold

**MAINTENANCE CHARGES:** £1213.40 per annum

**LENGTH OF LEASE:** 999 years from 1978

UPPER GROUND FLOOR  
567 sq ft. (52.7 sq m.) approx.



TOTAL FLOOR AREA: 567 sq ft. (52.7 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, ceilings and any other items are approximate and its 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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### 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 particulars, 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.

