



£980,000

5 Ocean Quest,
34 Douglas Avenue, Exmouth, EX8 2FD



01395 265530



Truly exceptional contemporary residence of approximately 2,625 sq ft, located in the sought after "Avenues" with South Easterly far reaching country and coastal views.

**Two Large Reception Rooms
Beautiful Fitted Designer Kitchen
3 Double Bedrooms - 3 En-Suite
Private Patio Garden, Two Balconies
Garage And Two Private Parking Spaces
Landscaped Communal Gardens And Grounds
Underfloor Heating, uPVC Double Glazing
Lends Itself To Multi-Generational Living
Vacant Possession - No Chain**

Ocean Quest is a small development of contemporary town houses, situated overlooking the Maer Valley with views across the adjoining countryside to the South Devon Coast beyond. This immaculate property has three double bedrooms, three bathrooms and two South facing balconies. The versatile accommodation is over three floors and the layout lends itself to multi-generational living.

GROUND FLOOR

ENTRANCE Opaque double glazed entrance door with matching side panel, leading through to:-

HALLWAY Downlighters. Tiled floor with underfloor heating. Stairs leading to the lower ground floor and up to the first floor. Doors leading off to:-

CLOAKROOM 8' (2.44m) x 4' 3" (1.30m) White suite comprising enclosed flush low level W.C. in tiled surround. Wall hung wash hand basin with mixer tap in tiled splashback. Tiled floor with underfloor heating. Opaque double glazed window to the front. Downlighters. Extractor fan.

SITTING ROOM 23' 2" (7.06m) x 16' 7" (5.05m) A large and bright spacious room with four double glazed windows to the rear overlooking the Maer Valley and up towards Foxholes. Underfloor heating. Glazed double doors to the kitchen/Dining room. Double glazed double doors to:-

BALCONY 16' 3" (4.95m) x 11' 6" (3.51m) Decked and enclosed with glass and steel balustrade. Stunning views.

KITCHEN/DINING ROOM 28' 2" (8.59m) x 11' 8" (3.56m) Double glazed window to the front. Two white glazed panels looking into the hallway. Door leading back to the hallway.

KITCHEN AREA Quartz white worktop surfaces with matching upstands. Inset 1½ bowl sink with drainer and mixer tap. Integrated Siemens five ring induction hob with extractor over and underlighting. White fronted cupboards and drawers under with integrated dishwasher, fridge freezer, microwave and full size wine cooler. Matching wall mounted cupboards with underlighting. Tiled floor with underfloor heating, which continues in the dining area.

FIRST FLOOR

Generous landing. Downlighters. Radiator. Double fitted airing cupboard housing gas fired Glow Worm boiler and mains pressure hot water cylinder. Doors off to:-

BEDROOM 1 17' 8" (5.38m) x 16' 7" (5.05m) Double glazed windows with views over the Maer Valley and towards Foxholes. Range of fitted wardrobe along one wall. Radiator.

DRESSING ROOM 6' 6" (1.98m) x 5' 1" (1.55m) Fitted mirrored double wardrobe. Tiled floor. Door to:-

EN-SUITE 10' (3.05m) x 7' 1" (2.16m) Large walk-in shower cubicle in full tiled surround with a mosaic wall. Built-in twin headed shower. Low level W.C. with enclosed flush. Wash hand basin with mixer tap and cupboard under. Tiled shelf. Backlit vanity mirror. Tiled flooring. Chrome runged radiator.

From The Bedroom - Double glazed door leading out onto:-

BALCONY 16' 3" (4.95m) x 11' 2" (3.40m) Decked and enclosed with glass and steel balustrade. Stunning views.

BEDROOM 2 17' 10" (5.44m) x 9' 1" (2.77m) Double glazed window to the front. Radiator. Door to:-

EN-SUITE 7' 9" (2.36m) x 7' 1" (2.16m) Large walk-in double shower cubicle with twin headed shower and glass screen. Low level enclosed flush W.C. Wash hand basin with mixer tap and cupboard under. Wall in full tiled surround. Tiled floor. Opaque double glazed window to the front. Downlighters. Extractor fan. Chrome runged radiator.

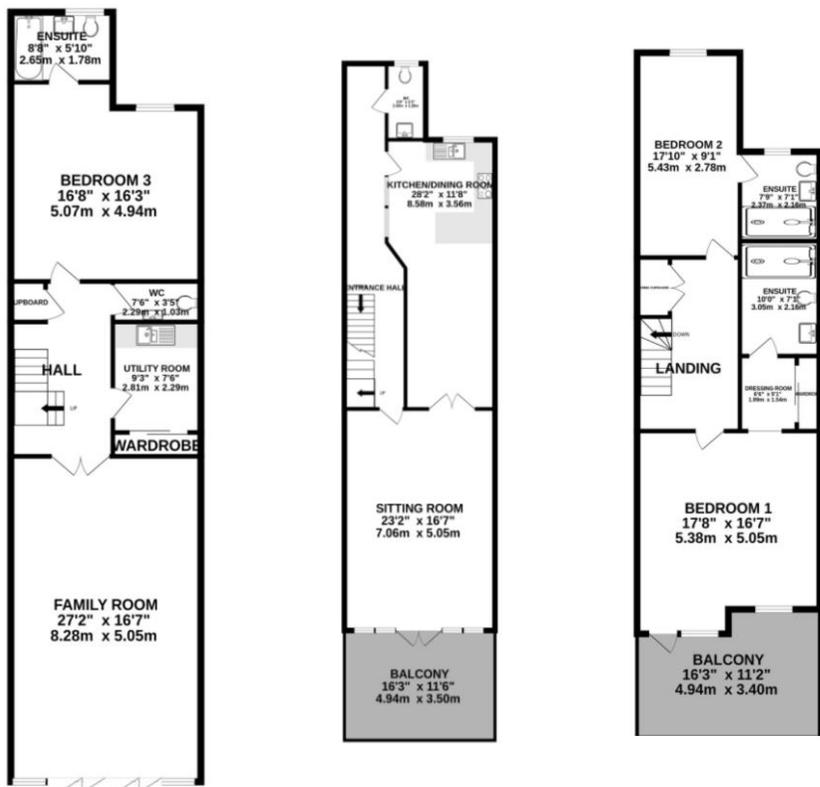
LOWER GROUND FLOOR

Generous hallway. Built-in understairs cupboard. Radiator. Downlighters. Door to:-

BEDROOM 3 16' 8" (5.08m) x 16' 3" (4.95m) Double glazed window to the front. Radiator. Door to:-

EN-SUITE BATHROOM 8' 8" (2.64m) x 5' 10" (1.78m) Tiled panelled bath in full tiled surround with mixer tap and built-in shower. Wall hung wash hand basin with mixer tap. Low level W.C. with enclosed flush. Walls in full tiled surround. Tiled floor. Opaque double glazed window to the front. Chrome runged radiator. Downlighters. Extractor fan. Backlit vanity mirror.





TOTAL FLOOR AREA: 2,625 sq. ft. (243.9 sq. m.) approx.



FAMILY ROOM 27' 2" (8.28m) x 16' 7" (5.05m) A bright and spacious room with downlighters throughout. Two radiators. Two double glazed windows to the rear aspect. Four bi-fold doors leading out onto the garden.

UTILITY ROOM 9' 3" (2.82m) x 7' 6" (2.29m) Worktop surface with 1½ bowl sink with drainer and mixer tap. Cupboards under. Space for washing machine and tumble dryer. Tiled floor. Spotlights. Extractor fan. Fitted double cupboard with sliding doors. Radiator.

CLOAKROOM 7' 6" (2.29m) x 3' 5" (1.04m) White suite with enclosed flush low level W.C. in tiled surround. Wash hand basin with mixer tap in tiled splashback. Tiled floor. Downlighters. Extractor fan. Backlit vanity mirror.

OUTSIDE FRONT Pathway leading to the entrance door.

REAR GARDEN Large paved patio facing South. Gate leading down to **TWO PARKING SPACES**.

LARGE SINGLE GARAGE Electric car charging point. Remote controlled up and over door. Power and light.

COMMUNAL GARDENS Laid mainly to lawn and gaining far reaching Maer Valley views.

DIRECTIONS From the town centre, proceed up Rolle Street towards Salterton Road. At the roundabout, proceed straight ahead, continuing into Rolle Road and bearing left into Douglas Avenue. After passing the Devon Court Hotel on the right, continue along and Ocean Quest will be found on the right.

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TENURE The property is **FREEHOLD**. The property owners jointly own a Management Company that is responsible for the communal grounds. Each property pays £515.00 per annum to cover expenses and allow for a sinking fund.

SERVICES All mains services are connected. The property is on a water meter.

COUNCIL TAX BAND G

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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 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.

