



£645,000

Flat 11, Blair Atholl, 20 Douglas Avenue, Exmouth, Devon, EX8 2EY





A spacious, beautifully present 2 bedroom first floor apartment enjoying sea and coastal views, within beautiful extensive communal gardens extending to 1.64 acres, a short walk from the beach.

- **Spacious L-Shaped Entrance Hall with recess ideal for home office**
- **Large bright Sitting / Dining Room enjoying sea and coastal views with balcony off**
- **Modern Kitchen Breakfast Room with built-in appliances and sea views**
- **Two Double Bedrooms - Principal bedroom with en-suite shower room; second bedroom with built-in wardrobes**
- **Separate Family Bathroom**
- **Utility Room**
- **Secure entry & Lift access**
- **Communal Gardens extending to 1.64 acres, with summer house and additional potting shed**
- **Secure underground parking, plus ample visitor parking at the front of the property**

DESCRIPTION: A Spacious and Light-Filled First-Floor Apartment with Breathtaking Sea Views Positioned within a highly regarded and established modern development built in 2007, this generously proportioned first-floor apartment boasts uninterrupted panoramic sea views and exceptional natural light throughout.

Access is via a well-maintained communal entrance with lift access. Inside, the apartment opens to a spacious L-shaped hallway, featuring a handy recessed area—ideal for a home office or workstation—and multiple built-in storage cupboards. A separate utility room houses a newly installed Worcester Bosch system boiler (2023).

To the rear of the apartment, a generous sitting/dining room offers bright and open living space with elevated sea views, complemented by direct access to a private balcony—perfect for relaxing or entertaining. The property is stylishly finished with engineered oak flooring throughout.

A standout feature is the well-appointed kitchen/breakfast room, fitted with an array of floor and wall-mounted units, integrated appliances including a high-level oven and grill, four-ring ceramic hob with extractor hood, a one-and-a-half bowl sink, and a dishwasher. There's ample space for a breakfast table, positioned to take full advantage of the stunning sea views.

The apartment offers two generous double bedrooms. The principal bedroom benefits from a quality en-suite shower room, recently upgraded with a modern Mira shower. The second bedroom overlooks the front of the property and features a full wall of built-in mirrored wardrobes.

A spacious main bathroom is fully tiled and features a modern white suite with a shower over the bath and a practical double medicine cabinet.

Externally, the development offers beautifully maintained communal gardens to the rear, complete with access to a summer house and potting shed. To the front, there is ample visitor parking along with access to a private, secure underground parking area.

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 intercom system. Stairs and lift to first floor.

FIRST FLOOR

Private entrance door to...

HALL. Spacious recess providing office space with built-in cupboards. Engineered Oak flooring. Radiator. Built-in airing cupboard with shelving. Doors leading off to...

SITTING / DINING ROOM 23' 2" (7.06m) x 13' 4" (4.06m): A bright and spacious room with double glazed window to rear with views over the beautiful communal gardens and out to sea. Coved ceiling. Engineered Oak flooring. Radiator. Double glazed double doors leading out onto the balcony. Part glazed door leading through to the...

KITCHEN BREAKFAST ROOM 16' 1" (4.90m) x 11' 11" (3.63m): Stone worktop surfaces with matching upstands and tiled splashback. One and a half bowl sink with grooved worktop drainer. Neff ceramic hob. Cupboards and drawers under with integrated Bosch dishwasher and Neff double oven. Integrated Bosch fridge freezer. Matching wall mounted cupboards with underlighting. Stainless steel Neff cooker hood. Wine rack. Engineered Oak flooring. Radiator. Double glazed window to rear with views out to sea. Coved ceiling. Downlighters.

BEDROOM 1 15' 7" (4.75m) x 10' 2" (3.10m): Double glazed window to front. Coved ceiling. Radiator. Engineered Oak flooring. Door to...

EN-SUITE SHOWER ROOM 7' 2" (2.18m) x 6' 2" (1.88m): Modern white suite comprising oversized corner shower cubicle with curved glass door and built-in Mira shower unit. Pedestal wash hand basin with mixer tap. Low level WC. Full tiled walls and floor. Shaver point. Coved ceiling. Downlighters. Chrome runged radiator. Extractor fan.

BEDROOM 2 11' 11" (3.63m) x 10' 2" (3.10m): Double glazed window to front. Fitted mirrored sliding door wardrobes along one wall. Engineered Oak flooring. Coved ceiling. Radiator.

BATHROOM 8' 2" (2.49m) x 7' 9" (2.36m): Modern white suite comprising panelled bath with glass screen and mixer shower tap. Low level WC. Pedestal wash hand basin with mixer tap. Walls and floor in full tiled surround with inset mirror. Fitted double medicine cabinet. Shaver point. Downlighters. Extractor fan. Coved ceiling. Chrome runged radiator.

UTILITY ROOM 7' 2" (2.18m) x 5' 8" (1.73m): Roll edge worktop surface in tiled splashback with inset stainless steel sink with drainer and mixer tap. Space for washing machine and dryer. Wall mounted cupboard. Wall mounted gas fired Worcester Bosch boiler and hot water cylinder. Coved ceiling. Extractor fan.



OUTSIDE

BALCONY 11' 11" (3.63m) x 7' 1" (2.16m): Tiled floor. Glass and stainless steel balustrade. Stunning views over the beautiful extensive communal gardens 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

SERVICES: Mains gas, electricity, water and drainage.

TENURE: Leasehold - 981 years remaining. We understand the property is subject to a 999 year lease from 7 December 2007. We are informed that the ground rent is currently £50 per annum. We have been advised that the total service charge is £624 per quarter to include buildings insurance payable to Blair Atholl Management Company Ltd.

COUNCIL TAX: Band E

GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

TOTAL FLOOR AREA: 1082 sq.ft. (100.5 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.
Made with Metropix CC025

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 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.

