



£775,000  
Apartment 8, East Checkstone,  
4 Douglas Avenue, Exmouth, EX8 2AU

  
**Hall & Scott**  
ESTATE & LETTING AGENTS  
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A superb opportunity to acquire a beautifully presented and spacious third-floor apartment, set within a contemporary purpose-built building and enjoying breathtaking views.

Situated in the highly desirable “Avenues” area of Exmouth, this stunning home offers versatile accommodation and is ideally located within easy walking distance of both the town centre and the seafront.

#### The property features:-

- **Bright and airy Sitting Room**
- **Separate Dining Room**
- **Modern Kitchen/Breakfast Room with doors opening onto a private balcony**
- **Three/Four Bedrooms including a Master Bedroom with En-Suite**
- **Additional Family Bathroom**

Externally, the property benefits from a **double garage with parking space** in front.

**Offered with no onward chain**, this apartment presents a rare chance to acquire a stylish home with exceptional living space and views.

**LOCATION** Douglas Avenue is in the “Avenues” area of Exmouth, which is considered one of the more sought-after residential parts of the town. Exmouth is surrounded by the charming Devon Countryside yet is only twelve miles by road or rail from the Cathedral city of Exeter with its intercity railway station, airport, connection to the M5 motorway and all major shops and facilities. The Town of Exmouth enjoys over three miles of golden sands and a huge estuary and East Devon Coastline, including facilities of Woodbury Park Golf and Country Club. A vast range of other amenities including sailing, boating, water skiing, walking, a modern sports centre, swimming pool and a Marina are all available. Exmouth Town also has a range of shops, a variety of restaurants, Marks and Spencer food hall, several primary schools and Exmouth Community College, along with many other amenities.

**The accommodation comprises (all measurements are approximate):-**

**COMMUNAL ENTRANCE** Video entry system. Lift and stairs leading up to the third floor.

**PRIVATE ENTRANCE DOOR** Leading through to:-

**ENTRANCE LOBBY** Coved ceiling. Downlighter. Door through to:-

**HALLWAY** Video entry system. Two built-in storage cupboards. Hatch to roof. Coved ceiling. Downlighters. Radiator. Doors leading off to:-

**UTILITY ROOM** Stone effect worktop with inset stainless steel sink and cupboards under. Space for washing machine and appliances.

**STORAGE CUPBOARD** Housing the gas fired boiler installed in 2024.

**SITTING ROOM** A wonderfully bright room with large uPVC double glazed bay window with a stunning outlook across the communal gardens, towards the sea, Berry Head and the Exe estuary. Stone feature fireplace with living flame gas fire. Coved ceiling. Two radiators. Double glazed door to the side leading out onto the balcony.

**KITCHEN/BREAKFAST ROOM** uPVC double glazed double doors lead onto the private balcony with stunning views across the coastline beyond. Modern fitted kitchen comprising:- stone worktop surfaces with inset stainless steel sink with mixer tap. Grooved drainer. Grohe hot water system. Siemens built-in induction four ring hob. Cupboards and drawers under with integrated corner carousel unit. Slimline dishwasher. Fridge freezer. Two Siemens built-in ovens. Matching breakfast bar with storage under. Siemens stainless steel and glass extractor. Coved ceiling. Downlighters. Radiator.

**BALCONY** South facing with stunning views. Space for table and chairs. Tiled floor. Glass panelled railing which allows for an unobstructed view of the landscape.

**MASTER BEDROOM** uPVC double glazed window to the rear overlooking the communal gardens and coastline beyond. Range of fitted wardrobes to include a four door mirrored sliding wardrobe. Dressing table with cupboards above. Radiator. Coved ceiling. Door to:-

**EN-SUITE SHOWER ROOM** A modern white suite comprising:- large walk-in shower in full tiled surround with sliding glass door. Built-in remote accessed shower. Enclosed flush low level W.C. Wash hand basin with mixer tap and cupboards under. Walls in full tiled surround. Tiled floor. Large vanity mirror. Coved ceiling. Downlighters. Black rung radiator. Extractor fan.

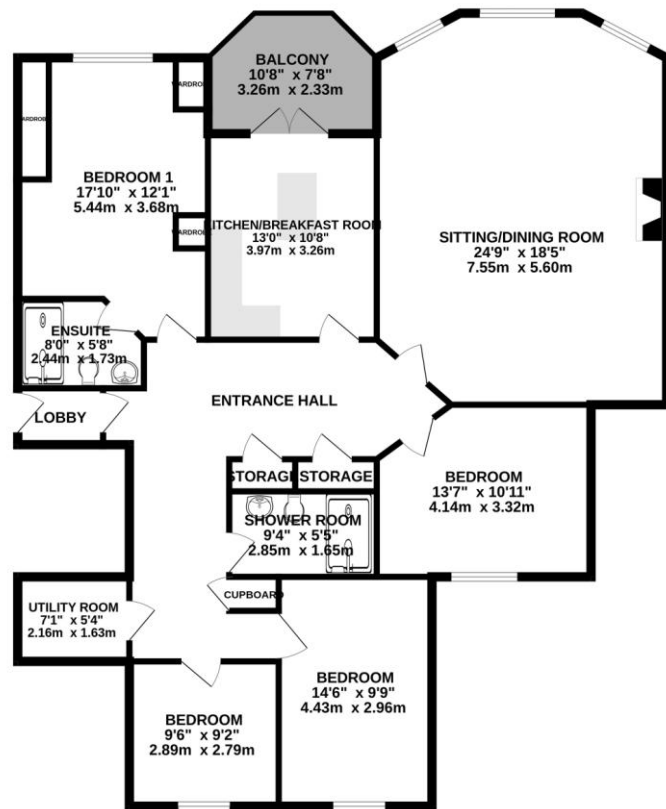
**BEDROOM 2** Double glazed window to the rear with some estuary glimpses. Two built-in double wardrobes. Coved ceiling. Radiator.

**BEDROOM 3/SITTING ROOM** A lovely bright room, currently used as a sitting room, or could alternatively be used as a dining room. Double glazed window to the front. Coved ceiling. Radiator. Views up the Exe estuary.





THIRD FLOOR  
1536 sq.ft. (142.7 sq.m.) approx.



TOTAL FLOOR AREA : 1536 sq.ft. (142.7 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.  
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**BEDROOM 4/STUDY** Double glazed window to the rear. Fitted desk unit with cupboards under. Matching wall mounted cupboards with shelving. Radiator. Coved ceiling. Downlighters.

**SHOWER ROOM** Modern shower room comprising:- stoned floored walk-in shower cubicle in full tiled surround with built-in twin headed shower with remote control. Enclosed flush low level W.C. Wash hand basin with cupboards under. Walls in full tiled surround. Backlit mirror. Shaver point. Tiled floor with underfloor heating. Black rung radiator. Downlighters. Coved ceiling. Extractor fan.

**DOUBLE GARAGE** 19' 7" (5.97m) x 18' 6" (5.64m) Electric up and over door. There is also a parking space in front of the garage.

**COMMUNAL GARDENS** Beautifully kept communal grounds and seating area on the south side of the building. There are also two pedestrian gates leading out onto walkways. Double garage with remote electric door.

**VISITOR PARKING, COMMUNAL BIN STORE, CLOTHES DRYING AREA**

**TENURE** Leasehold with Share of Freehold - 999 years from 1 January 2012

**SERVICE CHARGE** £1,789.00 paid every 6 months

**COUNCIL TAX BAND G**

**DIRECTIONS** Entering Exmouth on the A376, passing the train station on the right hand side, at the roundabout take the first exit onto imperial road/B3178. At the next roundabout, take the second exit onto the Strand/B3178. The road bares slightly to the left and becomes Rolle Street. At the next roundabout, continue straight onto Rolle road and then take a left onto Douglas Avenue. West Checkstone will be found on the right hand side. **what3words///carbon.frock.clash**

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#### Health and Safety Statement

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#### 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.

