



£235,000

17 Moor Park, 27 Douglas Avenue, Exmouth, Devon, EX8 2HH





**Very well-presented 2nd floor purpose-built apartment with sea views and within easy reach of the seafront and town centre.**

- Sitting/Dining Room
- 2 Double Bedrooms
- Kitchen
- Bathroom
- Double Glazing and Central Heating
- Good size Balcony with sea views
- Garage 17' 10" x 8' 4" and parking space
- Large communal grounds
- No Chain

#### **SITUATION**

The property is situated approximately 1 mile from the town centre and seafront. For keen walkers there is access to many miles of coastal path starting at 'The Needle' at Orcombe Point, which denotes the start of the World Heritage coastline. The Exe Estuary has been designated an 'Area Of Outstanding Natural Beauty' and offers further exceptional walks and a cycle path leading to Lympstone and continues beyond through to Exeter. The opportunities to enjoy a variety of watersports in addition to equestrian and golfing pursuits in the

area are also plentiful. Exmouth train station provides access to the nearby Cathedral city of Exeter and beyond. Exmouth, being a highly commutable coastal town and also within 20 minutes of the M5 motorway junction, offers an ideal base for those seeking an enhanced coastal lifestyle and enjoyment of all the area has to offer.

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

**ENTRANCE** Communal entrance with door intercom system. Stairs to upper floor. Private door to..

**RECEPTION HALLWAY** Coats cupboard with space above. Further built-in cupboard. Opaque window to the front. Radiator. Coved ceiling. Built-in double cupboard. Door to..

#### **SITTING/DINING ROOM**

17' 4" (5.28m) x 14' (4.27m):

A bright spacious room with double glazed window to the rear with sea views down the coastline and over the communal grounds. Double glazed door leads out onto the balcony. Coved ceiling. Radiator.

### **BEDROOM 1**

14' (4.27m) x 10' 4" (3.15m):

Double glazed window to the rear with sea views. Coved ceiling. Radiator.

### **BEDROOM 2**

11' (3.35m) x 10' 11" (3.33m):

Double glazed window to the front. Coved ceiling. Radiator.

### **KITCHEN**

11' (3.35m) x 9' 1" (2.77m):

Marble effect worktop surfaces in tiled splash back with inset stainless-steel sink and mixer tap. Inset 4 ring ceramic hob. Cupboards and drawers under with underlighting and built-in oven. Fridge freezer ,washing machine and dishwasher. Matching wall mounted cupboards. Wall mounted Combi boiler. Stainless steel and glass cooker hood with under lighting. Radiator. Double glazed window to the front. Downlighters.

### **BATHROOM**

6' 5" (1.96m) x 5' 7" (1.70m):

Modern white suite comprising a panelled bath in full tiled surround with mixer bath tap and built-in shower with glass screen . Pedestal wash hand basin with mixer tap in tiled splash back. Low level WC. Double glazed window to the side with sea views. Chromed rung radiator. A further radiator. Downlighters.

### **OUTSIDE**

The property has the benefit of a single garage with parking space in front. A balcony with a galvanised railing with sea views. Communal grounds are mainly laid to lawn and all included in the maintenance .

**WHAT3WORDS:** oldest.diary.dusty

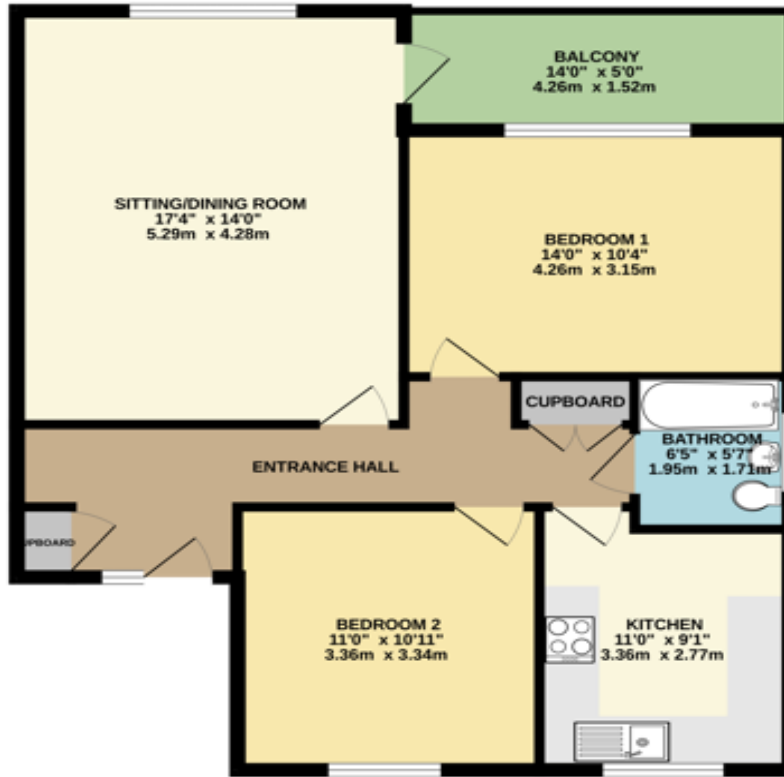
**TENURE:** 999 year lease. Share of freehold.

**SERVICE CHARGE:**£165.00 pcm

**COUNCIL TAX :** Band D -£2577.27

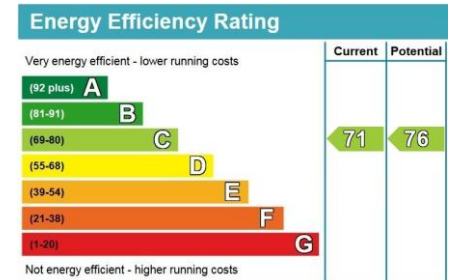


GROUND FLOOR  
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA: 758 sq.ft. (70.4 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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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.

