



£395,000

Summerhaze, Flat 2,9 Elwyn Road, Exmouth, Devon, EX8 2EL





A most spacious and elegant sympathetically modernised first floor apartment forming part of a substantial period building located in the highly sought after 'Avenues area of Exmouth'.

- Own private entrance with a sun terrace
- Beautifully modernised and presented to a high specification throughout
- High ceilings and many fine period features
- Spacious reception hall
- Attractive sitting room with an open fireplace
- Excellent size modern kitchen/dining room with some built-in appliances
- Two double bedrooms with built-in wardrobes
- Well appointed bathroom/w.c. with a shower over the bath
- Gas central heating and UPVC double glazing
- Private low maintenance landscaped garden with a pond and substantial shed/workshop
- Garage and driveway parking
- EPC = D
- Council Tax = D

Worth viewing because...

This is a great opportunity to purchase a property of great character that has been comprehensively modernised throughout offering spacious rooms, high ceilings and many fine period features. Located on the first floor this apartment has its own entrance with a sun terrace, beautiful private garden and garage/driveway parking.

In more detail...

The current owner has lived at the property for many years and has made lots of improvements which can only really be appreciated on a viewing. An attractive external staircase leads to a private sun terrace and the front door. Immediately entering the apartment, you get a real sense of space with a large reception hall having useful built in storage cupboards. Doors then lead to all the rooms including a fine sitting room with a large front aspect bay window and open fireplace. The spacious kitchen/dining room is worthy of special mention having quartz worktops and a comprehensive range of modern units. Built-in appliances include a gas hob, fan assisted oven, dishwasher and fridge/freezer. There are two generous size double bedrooms with built-in wardrobes and an extremely well-appointed bathroom/w.c. having a period style suite and shower over the bath. Other features include UPVC double glazing and gas central heating/hot water supplied by an energy efficient

condensing combination boiler. Externally this apartment also has its own private garden which has been well designed requiring low maintenance with artificial grass, stone chippings, patio, ornamental pond, useful store and a substantial shed/workshop with power/light connected. As you head towards the garage there is a small piece of garden immediately to the left which is also part of this property with a small greenhouse. The garage benefits from a new roof and has power/light connected with driveway parking immediately in front for a car.

The coastal town of Exmouth...

The property is situated approximately a 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 water sports 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.

Bear in mind...

Elwyn Road forms part of the highly sought after 'Avenues area of Exmouth'. The property is set back from the road behind big timber gates and enjoys a quiet setting close to amenities including bus routes and local shops at nearby Littleham Cross. To avoid disappointment an early viewing is highly recommended.

Directional note...

What3words:///agenda.retire.scales

Room sizes...

Sun Terrace: 2.22m x 1.90m

Reception Hall: 6.03m x 1.81m

Sitting Room: 5.22m into the bay x 4.90m

Kitchen/dining room: 6.53m x 3.99m

Bedroom 1: 4.75m into the bay x 3.97m

Bedroom 2: 3.98m maximum x 4.05m excluding the wardrobe area.

Bathroom/w.c.: 3.46m x 1.79m

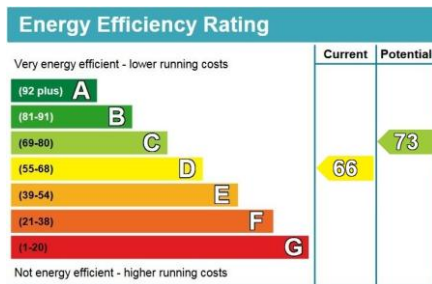
Garage: 4.84m x 2.40m

Shed/workshop: 3.40m max x 1.85m

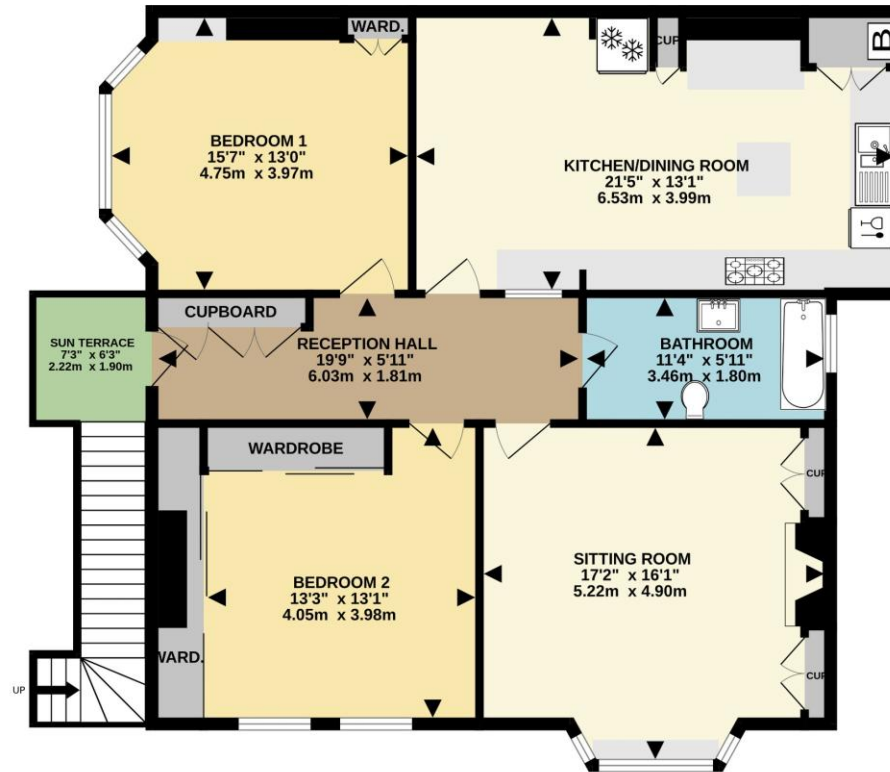


Services – All mains services are connected.

Tenure & Outgoings – Leasehold – 224 years from 24/06/77 ending on 23/06/2201 (Approximately 175 years remaining). Ground rent £10 per annum. The freehold is owned by the ground floor apartment and jointly managed with a 50/50 split for communal building maintenance and building insurance.



FIRST FLOOR



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 ©2025.



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 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.

