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Flat 6 The Knoll, 36 Douglas Avenue,
Exmouth, EX8 2HB

GUIDE PRICE
£300,000
TENURE Leasehold



A Charming Top Floor Apartment Enjoying Far-Reaching Countryside Views Located In The Desirable 'Avenues' Area Of Exmouth

Charming Lounge/Dining Room * Modern Kitchen/Breakfast Room * Three Bedrooms – Main Bedroom With En-Suite Bathroom/Wc * Main Shower Room/Wc * Sloping Ceilings With Ceiling Beams * Upvc Double Glazed Windows * Gas Central Heating * Super Permanent Or Holiday Home Retreat
Allocated Parking Space * Viewing Recommended

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THE ACCOMMODATION COMPRISES: Private front door to:

GROUND FLOOR ENTRANCE HALL: 3.23m x 3.05m (10'7" x 10'0") Radiator, useful area, recessed ceiling spotlighting, turning staircase rising to upper floor with useful understairs storage cupboard beneath.

ENTRANCE LOBBY: With access to coats cupboard, door to:

RECEPTION HALL: Two radiators, double glazed window enjoying rolling countryside views, door entry phone, recessed ceiling spotlighting, high level storage cupboard, doors giving access to all rooms.

LOUNGE/DINING ROOM: 6.14m x 4.26m (20'2" x 14'0") A charming room with exposed ceiling beams, radiator, TV point, access to eaves storage cupboards, recessed ceiling spotlighting and ceiling spotlighting in dining area, two sets of uPVC double glazed windows gaining lovely views towards the countryside.

KITCHEN/BREAKFAST ROOM: 4.28m x 2.98m (14'1" x 9'9") With three sets of uPVC double glazed windows enjoying views over the countryside and to the sea. The kitchen is fitted with a range of patterned worktops, extended to provide a small breakfast bar area, with a single drainer sink unit with cupboards and automatic washing machine, appliance space and built-in oven beneath, inset ceramic electric hob with tiled splashback, chimney style extractor hood over, wall mounted cupboards, space for upright fridge/freezer, modern Worcester boiler for hot water and central heating, radiator.

BEDROOM 1: 4.56m x 3m (15'0" x 9'10") Beautiful main bedroom with two sets of velux windows with fitted blinds letting in an abundance of light, three built-in wardrobes, exposed ceiling beams, recessed ceiling display light and wall lighting.

EN-SUITE BATHROOM/WC: Comprising; bath, wash hand basin, WC with push button flush, access to storage area.

BEDROOM 2: 4.98m x 4.26m (16'4" x 14') maximum overall measurement. Exposed ceiling beam, recessed ceiling spotlighting, built-in wardrobe, radiator, two sets of uPVC double glazed windows, one with patterned glass.

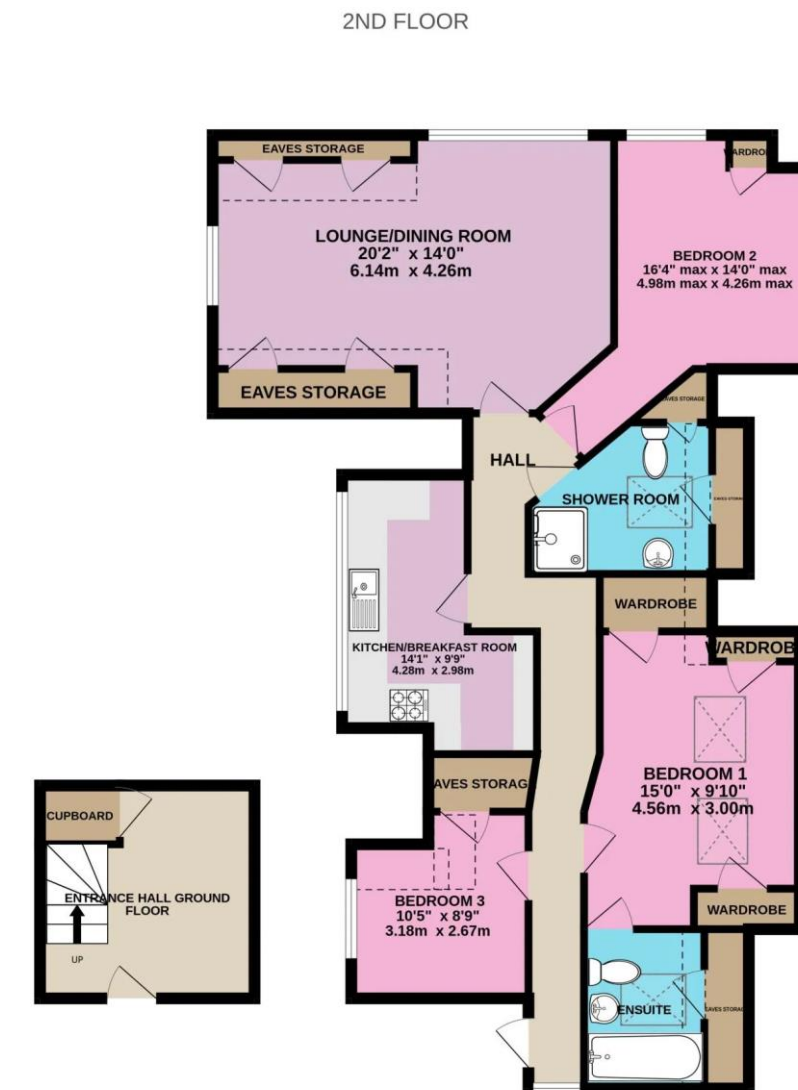
BEDROOM 3: 3.18m x 2.67m (10'5" x 8'9") uPVC double glazed window, again gaining lovely countryside views, exposed ceiling beam, radiator, access to eaves storage cupboard, wall lighting.

SHOWER ROOM/WC: 2.57m x 2.26m (8'5" x 7'5") Fitted with shower cubicle with shower unit, sliding shower splash screen doors, pedestal wash hand basin, WC with push button flush, extensively attractively tiled walls, fitted mirror, light shave socket, spotlighting, extractor fan, exposed ceiling beam, double glazed velux window with fitted blind.

OUTSIDE: To the front of the property is an allocated parking space for one vehicle, there are no gardens to maintain.

TENURE: Service Charge is: £70 per month. Leasehold: With approximately 161 years remaining.

FLOOR PLAN:



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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