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

GUIDE PRICE
£249,950
TENURE Share of Freehold



A Beautifully Presented And Well Appointed Second Floor, Purpose Built Apartment
Located In The Desirable 'Avenues' Area Of Exmouth With Delightful Landscaped
Communal Gardens, Garage And Attractive Views Towards The Sea And Coastline

Beautifully Appointed And Presented Accommodation * Spacious Lounge/Dining Room
With Sun Balcony * Modern Kitchen * Two Double Bedrooms * Stylishly Fitted Bathroom
Suite * Gas Central Heating Via Modern Boiler * Upvc Double Glazed Windows * Super
Permanent Or Holiday Retreat * Sea Views * Viewing Recommended

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

THE ACCOMMODATION COMPRISES: Communal entrance with door intercom system with staircase rising to upper floor, private front door giving access to:

RECEPTION HALL: Radiator, cupboard housing consumer unit, coats cupboard with additional storage space over, further built-in cupboard.

LOUNGE/DINING ROOM: 5.33m x 4.24m (17'6" x 13'11") A bright and spacious room with uPVC double glazed window enjoying lovely views towards the sea and coastline, TV point, two radiators, uPVC double glazed door to: **BALCONY:** (Due to be refurbished shortly with costs covered by the service charge.) The balcony also gains lovely views over the communal gardens with sea and coastline in the distance.

KITCHEN: 3.05m x 2.77m (10'0" x 9'1") A modern kitchen fitted with a range of patterned work surfaces with cupboards, drawer units, plumbing for automatic washing machine and space for tumbler dryer beneath, range of wall-mounted cupboards, induction hob with built-in oven below with stainless steel chimney style extractor hood over, inset stainless steel sink unit, attractive tiled surround, wall mounted gas Worcester boiler for hot water and central heating.

BEDROOM 1: 4.24m x 3.18m (13'11" x 10'5") Double glazed window enjoying a pleasant open outlook, radiator.

BEDROOM 2: 3.43m x 3.35m (11'3" x 11'0") Double glazed window to rear aspect, radiator.

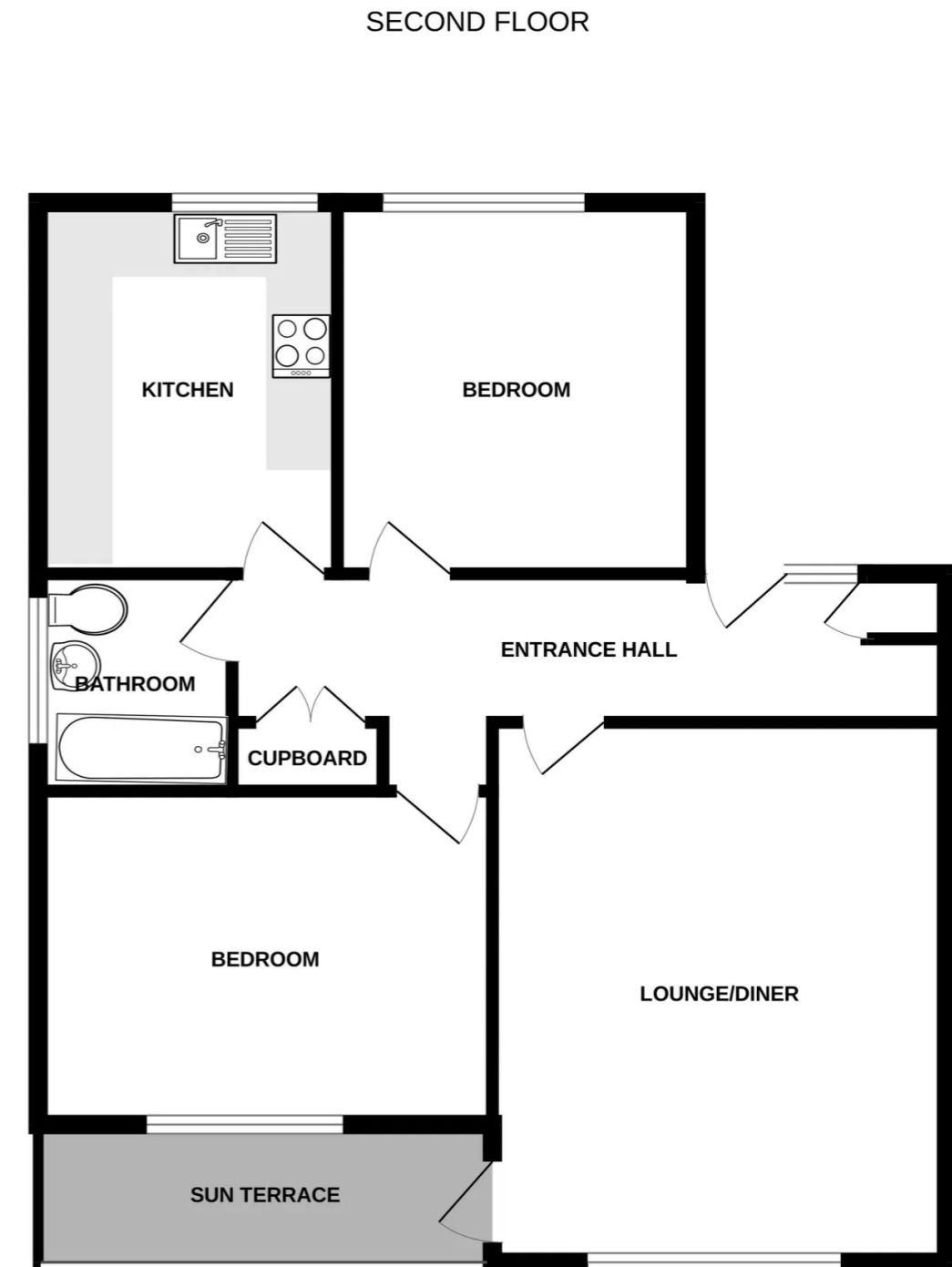
BATHROOM/WC: 1.96m x 1.63m (6'5" x 5'4") Well appointed bathroom suite comprising bath with shower over, pedestal wash hand basin, WC, tiling to splash prone areas, radiator, chrome heated tower rail, uPVC double glazed window with views.

OUTSIDE: Moor Park enjoys delightful landscaped communal gardens with sweeping lawns interspersed with colourful flower beds and borders, mature shrubs and trees. There is visitors parking available and this flat enjoys the benefits of a **GARAGE.** There is also a communal bin store and drying area.

GARAGE: 5.41m x 2.59m (17'9" x 8'6") Up and over door.

TENURE & OUTGOINGS: We understand that the property is held on a 999 year lease from 2006. This flat owns an equal one eighteenth share of the freehold. Service Charge: £158 per month.

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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