



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Flat 1 Monterey, 22 Douglas Avenue,
Exmouth, EX8 2HQ

GUIDE PRICE

£460,000

TENURE Share of Freehold



A Well Appointed Ground Floor Apartment Situated On The Ground Floor Of A Desirable Modern Development With Large Patio Sun Terrace, Beautifully Kept Communal Gardens, Underground Secure Parking And Excellent Sea Views.

Lounge/Dining Room * Well Equipped Kitchen/Breakfast Room * Two Double Bedrooms (Main with En-Suite Shower Room/WC) * Stylish Bathroom/WC * Gas Central Heating & Double Glazed Windows * For Sale With No Ongoing Chain

Flat 1 Monterey, 22 Douglas Avenue, Exmouth, EX8 2HQ

Pennys is delighted to offer for sale this spacious ground floor flat enjoying excellent sea views with beautifully kept communal gardens and secure parking. The apartment itself is well presented and offers high quality stylish accommodation in the desirable 'Avenues' location. Viewing is strongly recommended.

THE ACCOMMODATION COMPRISES:

Communal entrance with door key security system; the Apartment is found on the ground floor, approached via a private front door to:

RECEPTION HALL:

With door entry telephone; engineered wood flooring; radiator; good size cupboard housing electric consumer unit and gas boiler for hot water and central heating.

LOUNGE/DINING ROOM: A bright dual aspect room with double glazed windows to side and rear aspects and double glazed double doors opening on to LARGE PATIO SUN TERRACE with glass balustrade gaining lovely views over the communal gardens to the sea and coastline in the distance. The room itself benefits from two radiators; a television point; engineered wood flooring; sliding doors to:

KITCHEN/BREAKFAST ROOM: Fitted with worktops with matching splashback with inset one and a half bowl single drainer sink unit with integrated drainer; cupboards, drawer units and integrated dishwasher and washer dryer beneath worktops; inset four ring gas hob with matching splashback with stainless steel chimney stack extractor hood over with light; range of wall mounted cupboards; built in oven and grill; integrated fridge and freezer; breakfast bar area; recessed ceiling LED spotlighting; tiled floor; radiator; double glazed window to side aspect.

BEDROOM ONE: With a range of floor to ceiling built in wardrobes and adjoining matching dressing table; radiator; double glazed windows to front and side aspects.

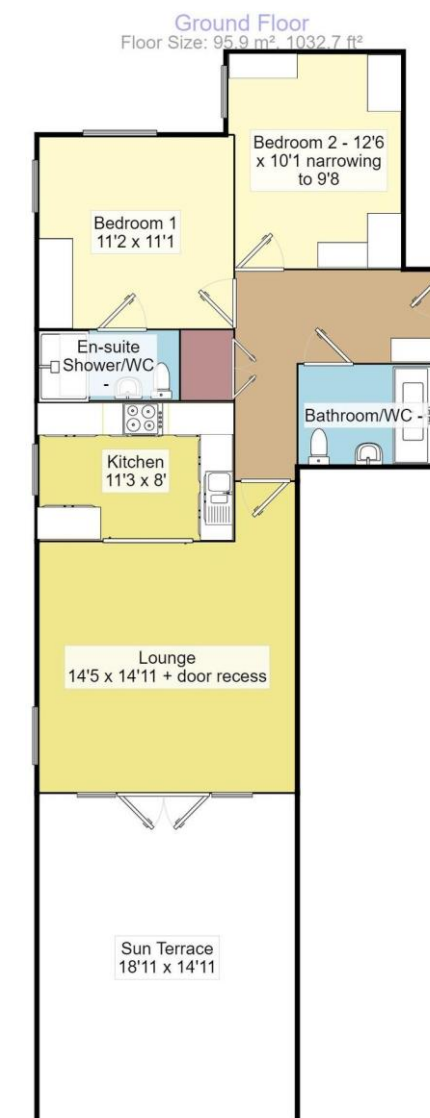
EN-SUITE SHOWER ROOM/WC: Fitted with good size shower cubicle with sliding shower splash screen doors; shower unit and hand rail; wash hand basin; WC with concealed cistern and push button flush; chrome heated towel rail; large fitted wall mirror; ceiling extractor fan; ceiling LED spot lighting; tiled floor.

BEDROOM TWO: Fitted with a range of built in furniture including wardrobes, cupboards and drawer units; radiator; double glazed window to side aspect.

BATHROOM/WC: Comprising bath with shower unit over; shower splash screen; wash hand basin; WC with concealed cistern and push button flush; extensively tiled walls and colour co-ordinated tiled flooring; chrome heated towel rail; mirror fronted medicine cabinet; shaver socket; recessed LED ceiling spotlighting; ceiling extractor fan.

OUTSIDE: The property enjoys its own spacious patio SUN TERRACE with glass balustrade, beautifully positioned to enjoy lovely views over the communal gardens, sea and coastline in the distance. To the front of the property Monterey is approached through remote controlled electric gates with visitors security entry phone with visitors and owners parking located to the front of the building. There is a sweeping driveway leading down to the **UNDERGROUND RESIDENTS SECURE PARKING AREA** where the property has the benefit of an allocated space.

TENURE & SERVICE CHARGE: The property is held on a 999 year lease from 2007 with an equal share of the Freehold. The service charge to year end 31/12/25 is £2110.50.



Measurements are approximate. Not to scale. For illustrative purposes only.