

Guide Price £279,950

5 Marina Court, Douglas Avenue, Exmouth, EX8 2BY



- Light & Spacious Second Floor Apartment • uPVC Double Glazing & Electric Heating
- Dual Aspect Living / Dining Room with Sea Views • Southerly Facing Balcony With Sea Views
- Modern Fitted Kitchen, 2 Double Bedrooms • Shower Room With WC & Further WC
- Garage, Communal Gardens, Avenues Location • Share Of Freehold, Long Lease, NO ONWARD CHAIN



Accommodation

Ground Floor

Communal front entrance door, with entry comm system, leading to:

Communal Hallway

Staircase rising to upper floors.

Second Floor

Own front entrance door, with spy hole, leading to:

Entrance Hall

Access to insulated loft space. Radiator. Airing cupboard housing the hot water tank with slatted shelving. Entry phone. Smoke alarm. Electric radiator. Doors leading to all rooms.

Living / Dining Room 21'6" (6.55m) x 15'3" (4.65m)

Dual aspect having window to side and 2 windows to rear that gain lovely views over The Maer with the Sea and south Devon coastline beyond. Focal point of fitted Multi - fuel fire on a Slate hearth. Electric radiator. Smoke alarm. Obscure uPVC double glazed door leading to:

Balcony

Southerly facing having glass and metal balustrades, with tiled flooring and outside lighting, that gains those views Sea and South Devon Coastline views.

Kitchen 9'9" (2.97m) x 9'8" (2.95m)

uPVC double glazed window to front. Good range of cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel sink with drainer unit and mixer tap. Electric cooker point. Space and plumbing for washing machine. Further space for freestanding fridge / freezer etc.

Bedroom 1 14'9" (4.5m) x 11'8" (3.56m)

uPVC double glazed window to rear that gains those views over The Maer with the Sea beyond. Electric radiator.

Bedroom 2 13'3" (4.04m) x 10'6" (3.2m)

uPVC double glazed window to front. Built - in double wardrobe with storage cupboards above. Electric radiator.

Shower Room

Obscure uPVC double glazed window to front. White suite of corner shower cubicle with electric shower unit, low level WC and pedestal wash and basin. Fully tiled walls. Extractor fan.



Cloakroom

Obscure uPVC double glazed window front. White suite of low level WC and wall mounted wash hand basin. Tiled splashback's to dado height.

Communal Gardens

Another feature of this development are the lovely, Southerly facing and level mature communal gardens which are laid mainly to lawn with shrub and herbaceous beds and borders that provide year round interest and colour . Walking past a neighbouring development gives pedestrian access down to The Maer with the Seafront beyond.

Parking

To the front of the development is residents and visitors parking.

Garage 16'4" (4.98m) x 7'11" (2.41m)

Up and over door to front.

Tenure

The property is LEASEHOLD but owns an equal share of the Freehold with the other apartment owners. We understand a 999 year lease was granted in March 2004. Combined Ground Rent, Service Charge and Buildings Insurance of £375 per quarter.

Services

Mains Water, Drainage & Electric are fitted. Council Tax Band D

Mortgage Assistance

We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

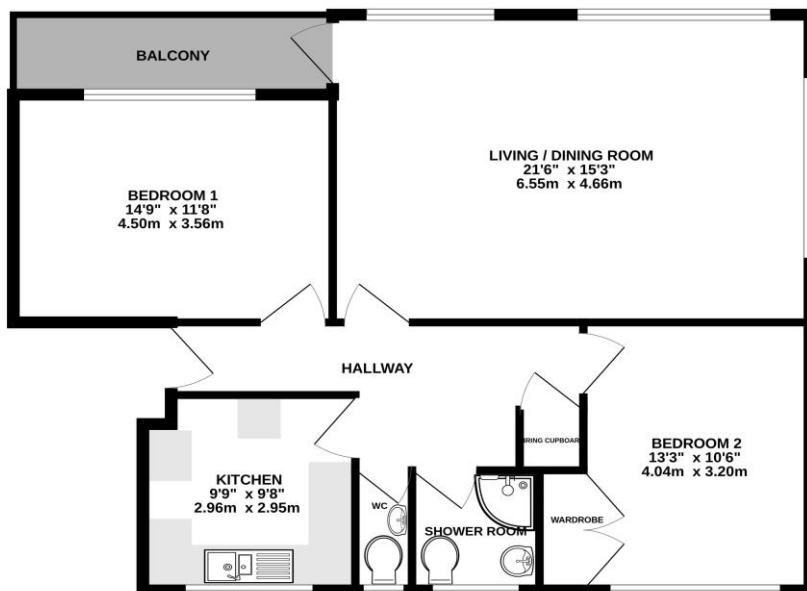
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

These are draft particulars and are awaiting vendors verification

SECOND FLOOR



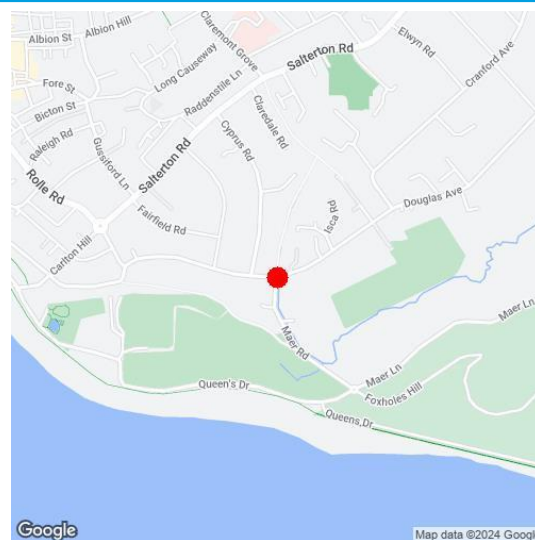
DOUGLAS AVENUE, EXMOUTH

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 errors, omissions or mis-statements. 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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Directions

From our prominent Town Centre, proceed up Rolle Street, into Rolle Road and at the mini roundabout, proceed straight ahead passing The Deaf Academy on the left hand side. The entrance will be found on the right hand side, just before Maer Road and shared with Maer Bay Court.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
	53	74



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 TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.