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Guide Price £315,000

Flat 16, Scarsdale, 28 Douglas Avenue, Exmouth, EX8 2HA



- Well Presented Second Floor Apartment • Far Reaching Sea, South Devon Coastline & Maer Valley Views • uPVC Double Glazing, Ceiling Heating • Living / Dining Room With Balcony Access & Those Views • Kitchen With Integrated Appliances • 3 Bedrooms With Built - In Wardrobes
- Shower Room WC & Further WC • Long Lease, Garage, Communal Gardens, NO ONWARD CHAIN



Accommodation

Ground Floor

Steps lead up to a communal front entrance door that leads to:

Communal Hallway

Stairs leading to all floors, including:

Second Floor

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

Entrance Hall

Storage cupboard housing the trip switch fuse box and electric meter. Airing cupboard housing the hot water tank with slatted shelving. Wall mounted central heating thermostat for ceiling heating. Useful cloaks storage cupboard with hanging rail and shelving. Doors leading to all rooms.

Living / Dining Room 18'4" (5.59m) x 12'5" (3.78m)

uPVC double glazed sliding patio doors leading to balcony that gains far reaching views over the sea and the Maer Valley. Wall mounted central heating thermostat for the ceiling heating,

Balcony

A lovely spot for outdoor dining and sitting to take those far reaching Sea, South Devon coastline and Maer Valley views.

Kitchen 14'3" (4.34m) x 8'9" (2.67m)

uPVC double glazed windows to front. Good range of cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splash backs. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built in 4 ring electric hob with filter hood above and eye level electric oven, grill and microwave to side. Integrated dishwasher. The freestanding washing machine, fridge, freezer and tumble dryer are all included in the sale. Wall mounted central heating thermostat for the ceiling heating,

Bedroom 1 12'10" (3.91m) x 11'5" (3.48m) Into Recess

uPVC double glazed window to rear gaining those far reaching Sea, South Devon Coastline and Maer Valley views. Built - in double wardrobe. Further fitted wardrobes and storage units. Wall mounted central heating thermostat for the ceiling heating,

Bedroom 2 11'5" (3.48m) x 7'8" (2.34m)

uPVC double glazed window to side gaining far reaching Sea, South Devon coastline and Haldon Hill views. Built - in double wardrobe. Wall mounted central heating thermostat for the ceiling heating,



Bedroom 3 8'1" (2.46m) x 6'9" (2.06m)

uPVC double glazed window to side that, again, gains those Sea, South Devon coastline and Haldon Hill views. Built - in wardrobe. Wall mounted central heating thermostat for the ceiling heating,

Shower Room

Obscure uPVC double glazed window to side. White suite comprising corner shower cubicle with thermostatically controlled shower unit over, concealed cistern WC and vanity wash hand basin. Fully tiled walls. Tiled floor with under floor heating. Heated towel rail.

Cloakroom

White suite comprising concealed cistern WC and vanity wash hand basin. Heated towel rail. Fully tiled walls and floor.

Externally

Front of Property

To the front of the property is a communal driveway that provides access to 4 visitor parking spaces and leads to:

Garage 17'3" (5.26m) x 8'3" (2.51m)

Up and over door to front

Communal Gardens

To the rear of the property are delightful, well tended and mature Southerly facing communal gardens which are well stocked with a variety of mature shrubs and flower beds. The majority of the gardens are laid to lawn.

Tenure

The property is held on a 999 year lease from 2005. The property also enjoys a 1/16th share of the FREEHOLD. The property is management is via Harrison-Lavers and Potburys of Sidmouth. Service charge / Buildings Insurance & Ground Rent of c. £255 per quarter which includes communal electric, cleaning and gardening plus adding to the sinking fund.

Services

Mains electric, water and drainage are connected. Council Tax Band D. The property is on a water meter.

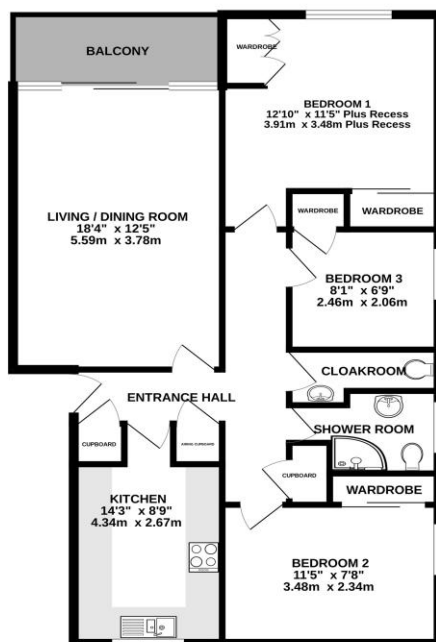
Mortgage Assistance

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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SECOND FLOOR



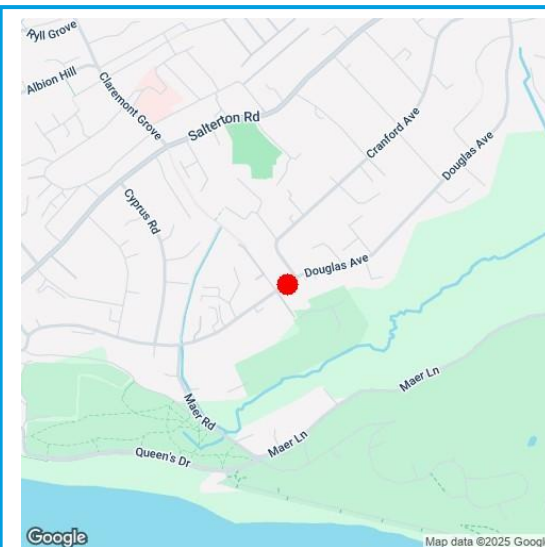
DOUGLAS AVENUE, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 office, proceed up Rolle Street and straight across at the roundabout into Rolle Road. Bear left into Douglas Avenue passing The DevonCourt Hotel on the right. Scarsdale will then be found a little further along the road, also on the right hand side, just before the left hand turning into Cranford Avenue.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



Viewing Strictly By Appointment Only - Contact The Links Team Via:
 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.