

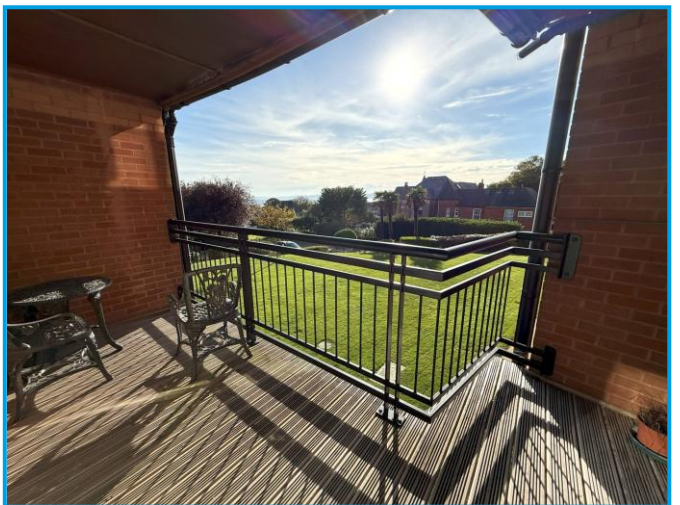
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LINKS
ESTATE AGENTS

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Guide Price £540,000

9 Inchcoulter Apartments, Douglas Avenue, Exmouth, EX8 2BG



- Very Spacious First Floor Apartment With A Balcony And Some Sea Views • Gated Complex Within The Avenues Area Of Exmouth • Master Bedroom With Ensuite Dressing Room/Study & Ensuite Bathroom/WC • Further Double Bedroom With Ensuite Bathroom/WC • 26' Living/Dining Room & Kitchen/Breakfast Room With Integrated Appliances • Large Reception Hall & Further Shower Room/WC • Garage & Allocated Parking Space • Share Of Freehold - NO ONWARD CHAIN



The Complex

Inchcoulter Apartments are located towards the lower end of Douglas Avenue and is a highly sought after development of luxury apartments built Circa 2001. The development offers attractive communal gardens with an electric gated vehicular and pedestrian access. To the rear of the building the apartment has its own single garage with an electrically operated door and power/light connected. There is also a private allocated car parking space. Each of the properties at Inchcoulter Apartments enjoys a secure entry system with a lift as well as stairs to all floors. Easy access to Exmouth Seafront and Town Centre.

Accommodation

Communal entrance door, beneath pitched and tiled storm canopy, with entry com system leading to:

Communal Hallway

Stairs and lift leading to upper floors.

First Floor

Own entrance door, with spy hole, leading to:

Reception Hallway

A very spacious hallway having 3 useful storage/cloaks cupboards. Airing cupboard housing the hot water tank cylinder. Radiator. Wall mounted entry phone. Twin glazed doors to:

Living/Dining Room 26'7" (8.1m) x 18'1" (5.51m)

Double glazed sliding patio doors leading to a private balcony. Further double glazed window to the side. 2 radiators. TV point. Door leading to kitchen/breakfast room.

Balcony

Private balcony. Courtesy light. Views over the communal grounds and some sea views.

Kitchen/Breakfast Room 13'4" (4.06m) x 13'1" (3.99m)

Double glazed window to rear overlooking the communal gardens with some sea views. Good range of cupboard and drawer units with roll edged work surfaces and ceramic tiled splashbacks. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built-in 5 ring gas hob with filter hood above and eye level electric double oven and microwave. Integrated dishwasher, washer/dryer and fridge/freezer. Wall mounted, concealed, gas fired boiler that supplies the central heating and domestic hot water. Radiator. TV point. Telephone point. Door to reception hallway.

Bedroom 1 16'9" (5.11m) Into Recess x 9'5" (2.87m)

Double glazed window to the rear. Built-in wardrobe with mirror fronted sliding doors. Radiator. TV point. Door to ensuite bathroom and opening through to:

Ensuite Dressing Room/Study 11'9" (3.58m) x 8'11" (2.72m)

Double glazed window to the side. Fitted range of wardrobe/storage cupboards and chest of drawers. Radiator. TV point. Telephone point.

Ensuite Bathroom/WC

Double glazed window to the rear. Panelled bath. Tiled surround. Mira shower. Pedestal wash hand basin. Tiled splash back. Mirror with lighting plinth. Cupboard and shelving. Close-coupled WC. Heated towel rail. Extractor fan.



Bedroom 2 13'8" (4.17m) x 11'0" (3.35m)

2 double glazed windows to the side. Built-in wardrobe with mirror fronted sliding doors. Radiator. TV point. Telephone point. Door to:

Ensuite Bathroom/WC

Double glazed window to the side. Panelled bath. Tiled splash back. Pedestal wash hand basin. Mirror with lighting plinth. Cupboard and shelving. Close-coupled WC. Heated towel rail. Extractor fan.

Shower Room/WC

Double glazed window to the side. Quadrant shower cubicle with built-in shower. Pedestal wash hand basin. Tiled splash back. Close-coupled WC. Heated towel rail. Extractor fan.

Externally

The apartments are accessed via coded/electrically operated double vehicular and pedestrian gates that give access to brick paved visitors and residents parking. The driveway then continuing around to the rear of the complex to the garage block. There are lovely Communal Gardens within the apartment complex that are laid mainly to lawn with shrub and herbaceous beds and borders that provide year round interest and colour. This apartment also has its own private balcony, ideal for outdoor dining and sitting during the fine weather. This property also has a single garage and an allocated parking space to the rear of the development.

Allocated Parking

There is 1 allocated parking space with this apartment.

Garage 17'0" (5.18m) x 8'6" (2.59m)

Remote operated roller door. Power and light. Storage cupboards.

Tenure

The property is LEASEHOLD with a 199 year lease was granted in 2001. The property enjoys a share in the management company that owns the freehold. Current service charge is £2,600 per annum paid at £750 per quarter. It includes provisions for communal water and electric, buildings insurance, communal cleaning, lift and gate maintenance, accountancy and company house fees, along with general repairs and maintenance. No ground rent is payable.

Services

All mains services are connected. The property is on a water meter. Council Tax Band E.

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.

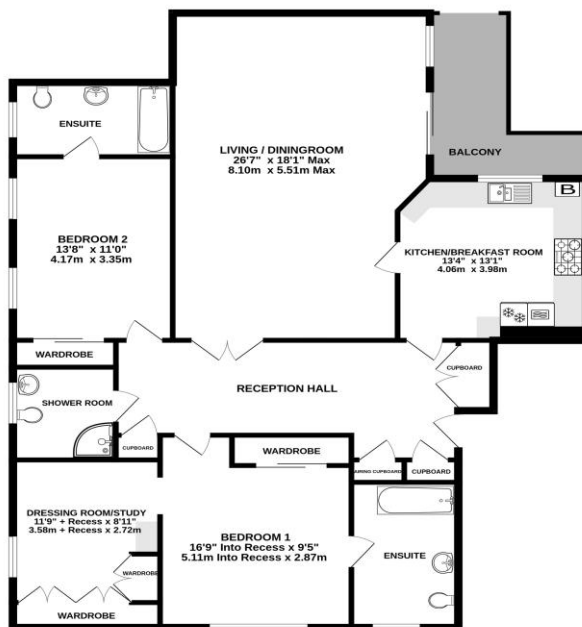
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Agents Note

Please note these are draft particulars and are awaiting the vendors verification.



FIRST FLOOR

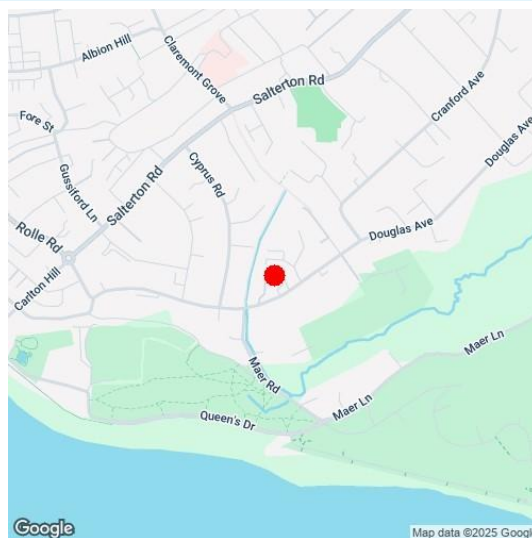


DOUGLAS AVENUE, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 operating efficiency can be given.
Made with Metaplan (2020)

Directions

From our prominent Town Centre office, proceed into Rolle Road, going straight ahead at the roundabout, then bearing left, past The Deaf Academy and into Douglas Avenue. The entrance to Inchcoulter Apartments will be found on the left hand side, opposite The Devoncourt Hotel.



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.