



£299,950
34 Park Drive, Exmouth , Devon , EX8 2FQ



A beautifully presented penthouse apartment in a quiet location, only just over a year old. Enjoying elevated views across the town towards the coastline, along with stylish contemporary finishes, neutral décor throughout, communal gardens and allocated parking.

- Spacious open-plan sitting/dining/kitchen with elevated views towards the coastline
- Contemporary white kitchen with quartz worktops and integrated appliances
- Two generous double bedrooms with built-in mirrored wardrobes
- Stylish bathroom with modern white suite and shower over bath
- Gas central heating & Double glazing
- Matching Oak Karndean flooring throughout the apartment
- Neutral décor throughout - ready to move straight into
- Allocated off-road parking space
- Communal gardens
- Long lease and reasonable service charge

DESCRIPTION: This beautifully presented penthouse apartment has been occupied for just over a year and offers stylish, contemporary living in a quiet and desirable residential location. Finished in a neutral colour palette throughout, the property combines generous proportions with high-quality fittings, creating a bright and welcoming home.

The accommodation is accessed via a secure communal entrance with buzzer system, with stairs leading to the second floor. A private entrance opens into a spacious reception hall, setting the tone for the apartment with matching Oak Karndean flooring that flows seamlessly throughout.

The heart of the home is the impressive open plan sitting, dining and kitchen space, a particularly light and airy room benefitting from windows to three aspects. From the sitting area there are attractive elevated views across Exmouth, over the top of Foxholes and stretching down towards the coastline, providing a wonderful outlook. The kitchen is fitted with modern white gloss units, quartz work surfaces and a breakfast bar, and is fully equipped with integrated appliances including oven, hob, dishwasher, washing machine and fridge freezer, along with a wine fridge. There are two generous double bedrooms, both featuring half-height vaulted ceilings and fitted wardrobes with sliding mirrored doors and a contemporary bathroom. Additional benefits include an allocated parking space, long lease, and a modest service charge. The apartment's quiet setting, combined with its modern finish, coastal views and excellent storage, makes it an ideal choice for those seeking low-maintenance living.

SITUATION: The town of Exmouth boasts over three miles of glorious golden sands and is renowned nationally as a regional centre for water sports activities - especially kitesurfing, sailing & windsurfing. Exmouth is a bustling town with a vibrant shopping centre that also hosts a wide range of leisure and entertainment facilities, including a cinema, sports amenities, M&S food hall, and a range of excellent restaurants. It is also close to Woodbury Common, an extensive area of open heathland and woodland ideal for walking and riding. Exmouth is only 12 miles by road or rail from the Cathedral City of Exeter, with its Intercity railway station, international airport, connection to the M5 motorway and all major shops and facilities.

The accommodation comprises (all measurements are approximate):-

GROUND FLOOR

Communal entrance door with buzzer entry system and stairs leading upto the second floor to the Penthouse Apartment.

SECOND FLOOR

Private entrance door to...

ENTRANCE LOBBY

Oak Karndean flooring. Door to...



MAIN RECEPTION HALL. Generous hallway with double glazed window to the front. Radiator. Matching Oak Karndean flooring throughout. Downlighters. Hatch to roof. Large built-in airing cupboard housing the boiler and some shelving. Built-in double cupboard providing space for a tumble dryer. Doors leading off to...

OPEN PLAN SITTING / DINING / KITCHEN 27' (8.23m) x 20' (6.10m):

A particularly spacious room with double glazed window to front, side and rear. The side window has views across Exmouth over the top of Foxholes and down the coastline. Two radiators. Matching Oak Karndean flooring throughout. Half vaulted ceiling. Quartz breakfast bar with seating for two.

KITCHEN AREA: Quartz worktop surfaces with matching upstands with inset one and a half bowl sink and grooved drainer. White gloss fronted cupboards with integrated dishwasher, washing machine and fridge freezer. Two matching wall mounted cupboards. Built-in oven and ceramic hob. Stainless steel cooker hood with under-lighting. Wine rack. Wine fridge.

BEDROOM 1 17' (5.18m) x 13' (3.96m):

Double glazed window to front. Matching Oak Karndean flooring. Fitted double wardrobe with sliding mirrored doors. Half height vaulted ceiling.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **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

Current Potential

81 81

BEDROOM 2 15' 2" (4.62m) x 13' (3.96m):

Double glazed window to side. Half height vaulted ceiling. Radiator. Fitted double wardrobe with sliding mirrored doors.

BATHROOM 7' (2.13m) x 5' (1.52m):

White suite comprising panelled bath in full marble-style tiled surround with glass screen, built-in mixer bath tap and built-in mixer shower tap. Pedestal wash hand basin with mixer tap and matching tiled splashback. Low level WC. Wall mounted mirrored cabinet. Shaver point. Matching Oak Karndean flooring. Downlighters. Extractor fan. Chrome runged radiator.

OUTSIDE: The property benefits from an **ALLOCATED PARKING SPACE** and lawned **COMMUNAL GARDENS**.

TENURE: Leasehold - 200 years from 2024.

SERVICE CHARGE: Approximately £1,000 per annum.

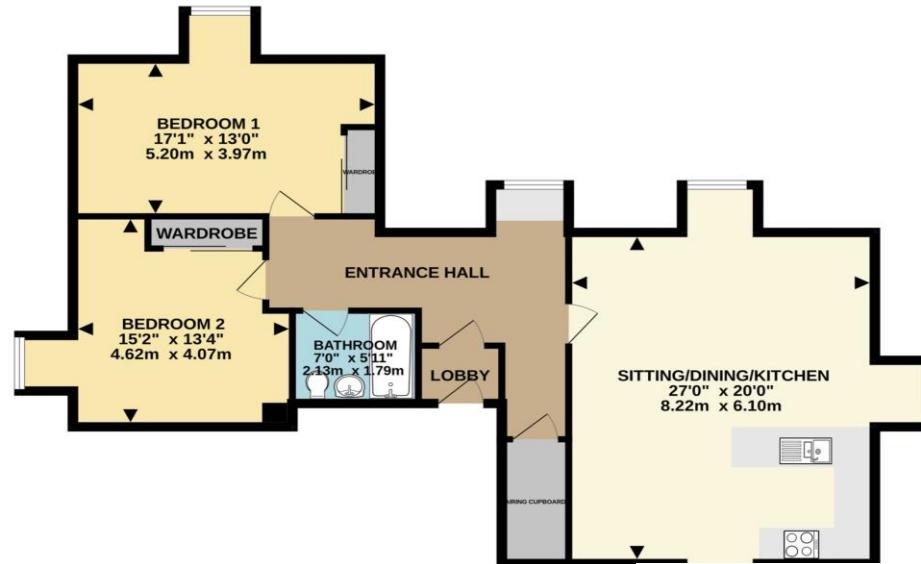
WHAT3WORDS: //chat.cage.sting

DIRECTIONS: Follow the A376 to Exmouth town centre. At the roundabout by the train station and M&S take the first exit and at the next roundabout take the second exit onto Rolle Street. Follow the road to the top of the hill and at the roundabout take the second exit onto Douglas Avenue. Continue along this road and towards the top you will see Buckingham Close on your right hand side, turn here and Park Drive can be found at the end of this road.

COUNCIL TAX: Band C - £2163.53

SERVICES: All mains services connected

GROUND FLOOR
970 sq.ft. (90.1 sq.m.) approx.



TOTAL FLOOR AREA: 970 sq.ft. (90.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements, room sizes and any other details are approximate and should be taken for guidance only. No liability is accepted for any inaccuracy, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by prospective purchasers. The services, systems and equipment have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Health and Safety Statement

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Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.