



£345,000

17 Marina Court, Douglas Avenue, Exmouth, Devon, EX8 2BY





**A bright and spacious purpose-built second floor balcony apartment enjoying fine sea views, convenient for both the seafront and town centre.**

- **Spacious Sitting/Dining Room with sea views and balcony**
- **Modern Fitted Kitchen with integrated appliances**
- **Two Bedrooms - both with fitted wardrobes - Master bedroom with sea views**
- **Bathroom**
- **Cloakroom**
- **Double Glazing & Central Heating**
- **Single Garage with additional communal parking**
- **Landscaped Communal Gardens**

**DESCRIPTION:** A beautifully presented second-floor balcony apartment enjoying a bright south-westerly aspect and lovely sea views from both the sitting room and master bedroom. The spacious sitting/dining room is filled with natural light and opens onto a sunny south-west facing balcony, perfect for enjoying the afternoon and evening sunshine. The property also features a modern fitted kitchen with integrated appliances. There are two good-sized bedrooms, both with fitted wardrobes, along with a bathroom and separate cloakroom. Set within attractive, well-maintained communal gardens, the apartment also benefits from a single garage and communal parking.

**LOCATION:** The apartment is situated in a sought-after location convenient for both the seafront and town centre. The property is located within a 5 minute walk of the beach. Exmouth beach itself has over three miles of glorious golden sands, Exmouth 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 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):-**

**ENTRANCE:** Communal entrance door with stairs leading up to the first floor.

**FIRST FLOOR** A private entrance door to the apartment.

**HALLWAY:** Radiator. Built-in shelved airing cupboard. Doors lead off to...

**SITTING ROOM/DINING ROOM** 20' (6.10m) x 15' 3" (4.65m):

A bright and spacious room with large double glazed window to the rear with sea views. Large double glazed window to the side looking over the communal grounds. Feature fireplace. Two radiators. Coved ceiling. Opaque double glazed door leading out onto the balcony.

**KITCHEN** 9' 8" (2.95m) x 9' 6" (2.90m):

Double glazed window to the side with some sea views. Roll edge worktop surfaces in tiled splashback with inset acrylic charcoal grey sink with drainer and mixer tap. Inset Neff ceramic 4 ring hob. Gloss grey fronted cupboards and drawers under with space for dishwasher and washing machine. Integrated Neff stainless steel oven and integrated fridge freezer. Matching wall mounted cupboards and corner display shelving. Wall mounted Vaillant gas fired combi boiler.

**BEDROOM 1** 13' (3.96m) x 10' 1" (3.07m):

Double glazed window to the rear with sea views. Two fitted double wardrobes and fitted storage with shelving above. Radiator. Coved ceiling.

**BEDROOM 2** 13' 5" (4.09m) x 11' 1" (3.38m):

Large double glazed window to the side with views over the communal gardens. Two fitted double wardrobes and further fitted storage with shelving above. Fitted desk unit with cupboards under. Radiator.

**BATHROOM** 6' 3" (1.91m) x 6' (1.83m):

White suite comprising panelled bath in full tiled surround with mixer bath tap and built-in Mira shower with glass screen. Wash hand basin with cupboards under and mixer tap. Walls in full tiled surround. Opaque double glazed window to the side. Downlighters. Chrome rung radiator. Tiled floor.

**CLOAKROOM** 6' 3" (1.91m) x 2' 5" (0.74m):

Opaque double glazed window to the side. Low level WC. Wall hung wash hand basin. Walls and floor in full tiled surround.



## OUTSIDE

**SINGLE GARAGE** with up and over door. Communal landscaped gardens and shared parking. South-Westerly facing **BALCONY** 13' 5" (4.09m) x 4' 2" (1.27m): enjoying the afternoon and evening sunshine.

**COUNCIL TAX:** Band D - £2,577.27

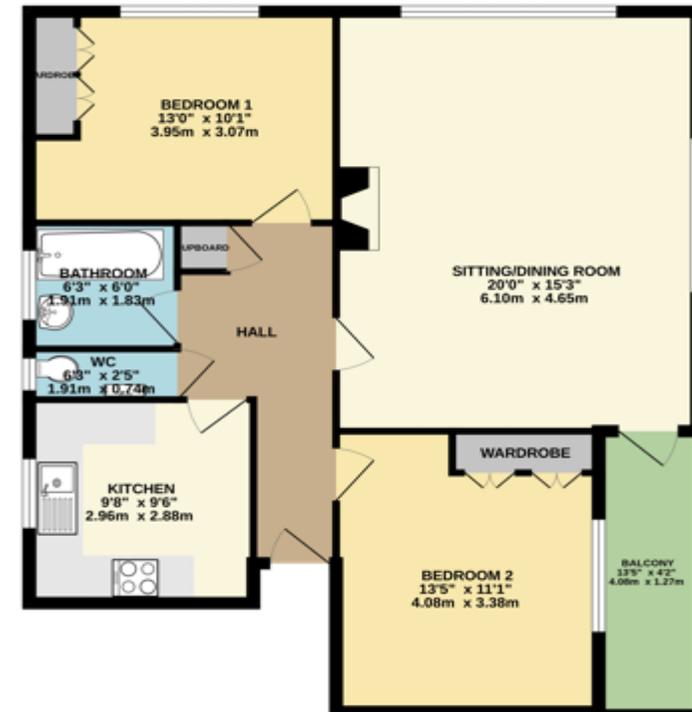
**TENURE:** 1/19<sup>th</sup> share of Freehold.977 years remaining.

**MAINTENANCE CHARGE:** £375.00 per quarter to include buildings insurance

**DIRECTIONS:** On entering Exmouth town continue to the roundabout (by the train station and M&S Foodhall) and bear left. At the next roundabout take the second exit and continue up Rolle street. At the roundabout at the top of Rolle Street go straight onto Douglas Avenue, continue on this road for a short distance until you come across a right turn into Maer Road.

**WHAT3WORDS:** ///rats.legend.boxing

FIRST FLOOR  
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA: 807 sq.ft. (75.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreplan (2023)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

Telephone:  
01395 265530  
Email:  
exmouth@hallandscott.co.uk  
Website:  
[www.hallandscott.co.uk](http://www.hallandscott.co.uk)  
Address:  
Unit 2, Pierhead, Exmouth, Devon, EX8 1DU

### Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

### 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.

