



15, Blair Atholl
20 Douglas Avenue, Exmouth, Devon

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A modern four-bedroom penthouse apartment with far-reaching coastal views

A beautifully appointed penthouse apartment within a modern development, located in an exclusive residential area of Exmouth. Set amidst attractive communal gardens, the apartment offers stylish interiors with high-quality fittings and enjoys breathtaking south-facing views from its elevated position, extending towards Orcombe Point and out to sea.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



2 UNDERGROUND PARKING SPACES & STORE



BALCONY COMMUNAL GARDENS



LEASEHOLD



TOWN



1,919 SQ FT



**GUIDE PRICE
£1,100,000**



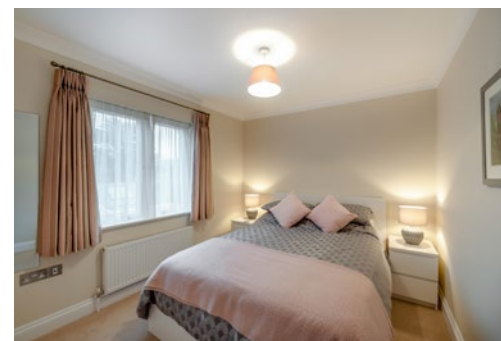
The property

This outstanding four-bedroom apartment occupies the top floor of a contemporary building and offers nearly 2,000 sq. ft of spacious and versatile accommodation. A lift to this floor provides accessible accommodation. The apartment comprises a generous sitting room with a fireplace and French doors that open onto a spacious balcony that provides superb sea views. Double doors lead to the dining room, which offers ample space for a family dining table. Further double doors connect the dining room to the well-equipped kitchen and breakfast room, providing additional space for informal dining. The kitchen features wooden fitted units and granite worktops, a large central island, a stainless steel range cooker, and integrated appliances.

There are four well-presented bedrooms including the principal bedroom which benefits from sea views and an en suite bathroom with a bath and a separate shower unit. The apartment also has a separate shower room.

Outside

The apartment building is set in rolling communal gardens, which extend to the rear and provide a peaceful setting, with well-kept lawns, border beds with various shrubs and flowering perennials and a wealth of established hedgerows and trees. There are further landscaped gardens at the front, as well as paved pathways and driveways. Access is via security gates, which open onto the driveway, where there is visitor parking. Resident parking is available in the underground parking facility, with two spaces included with the apartment. Private outside space for the apartment comes in the form of the south-facing balcony, which affords the most beautiful views across the gardens and to the coast beyond.



Location

Exmouth is situated on the South Coast of East Devon, where the River Exe meets the sea. The thriving town offers an excellent range of day-to-day facilities as well as shops, popular eateries, cafés and public houses. Surrounded by beautiful Devon countryside, the town also has over three miles of golden beaches where a wide range of watersports are on offer, as well as excellent walking and cycling routes along the two miles of scenic coastline and through Woodbury Common. The town also hosts an eclectic range of cultural events throughout the year. There is a train station with a direct line to Exeter with onward connections to London Paddington. There is also a good selection of primary, secondary and private schools. The historic city of Exeter, the regional capital of the South West is just 11 miles away and boasts great business facilities together with open air markets, restaurants, cafés and wine bars. The city is well served with a good range of leisure and cultural amenities, including theatres, a museum, galleries and cinemas and substantial shopping facilities including John Lewis.



Distances

- Exmouth town centre 0.7 miles
- Budleigh Salterton 4.2 miles
- Sidmouth 9.8 miles
- Exeter 11.0 miles

Nearby Stations

- Exmouth
- Exeter St. David's

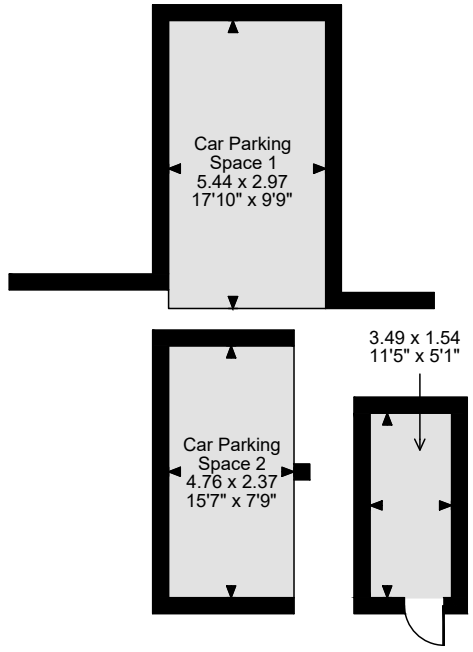
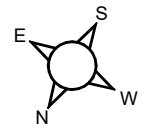
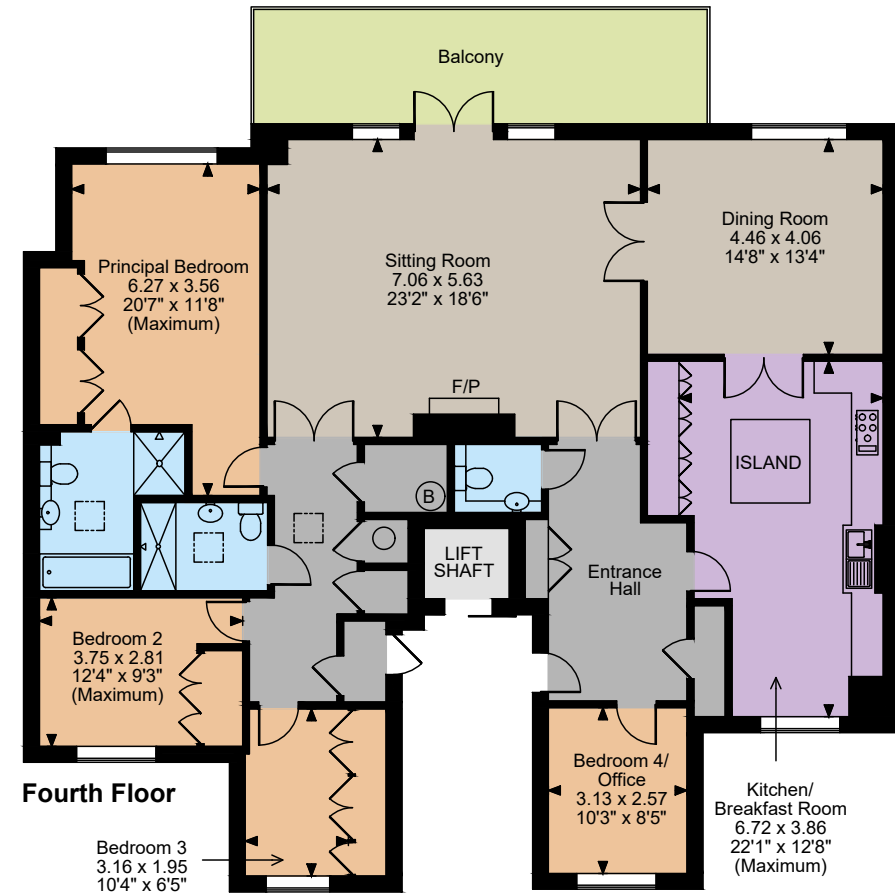
Key Locations

- Exmouth Beach
- Orcombe Point
- Jurassic Coastline
- Exe estuary
- Exeter

Nearby Schools

- Exmouth Community College
- The Beacon C of E (VA) Primary School
- St. Peter's, Trinity
- St. John's, Exeter





The position & size of doors, windows, appliances and other features are approximate only.

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Floorplans

House internal area 1,919 sq ft (178 sq m)
 Outbuilding internal area 58 sq ft (5 sq m)
 Balcony external area 199 sq ft (19 sq m)
 For identification purposes only.

Directions

EX8 2EY

///what3words: deeply.frogs.improving - brings you to the driveway

General

Local Authority: East Devon District Council

Services: Mains electricity, gas, water and drainage.

Tenure: Leasehold. Expires 3005

Service Charges: Service/maintenance charge £312 per month. Ground rent charge of £50 annually.

Council Tax: Band F

Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating: B

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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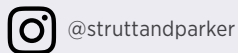
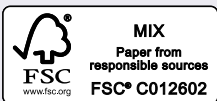
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