

"A Business Built Upon Recommendations!"



2 Oceans Quest, 34 Douglas Avenue, Exmouth, EX8 2FD

Offers in excess of £900,000

The location of this luxuriously appointed Four bedroom family home is one of its many attributes. Located on the beautiful established tree lined road known as "Douglas Avenue" adjacent to Exmouth's sandy beach which is an approximate five minute stroll away plus within walking distance of Exmouth harbour, train and bus station and Exmouth Town Centre. The property has wonderful countryside and sea views from the rear with cleverly constructed sun balconies to the rear outlook which soak up and provide the most delightful outlook. The property enjoys large well proportioned rooms throughout with flexible accommodation which gives the opportunity of having a work from home office or annexe accommodation which would suit a large family seeking accommodation to combine two generational living. **

GENERAL DESCRIPTION



**** NEW TO THE MARKET WITH SARAH DUNN & CO RESIDENTIAL (LTD) THIS AFTERNOON **** Offers in excess of £900,000**. The location of this luxuriously appointed Four bedroom family home is one of its many attributes. Located on the beautiful established tree lined road known as "Douglas Avenue" adjacent to Exmouth's sandy beach which is an approximate five minute stroll away plus within walking distance of Exmouth harbour, train and bus station and Exmouth Town Centre. The property has wonderful countryside and sea views from the rear with cleverly constructed sun balconies to the rear outlook which soak up and provide the most delightful outlook. The property enjoys large well proportioned rooms throughout with flexible accommodation which gives the opportunity of having a work from home office or annexe accommodation which would suit a large family seeking accommodation to combine two generational living. ** There are 3 en suites plus two further cloakrooms ** There is a garage plus parking for 2 vehicles. Situated adjacent to the Jurassic coastline the location of this property is gorgeous giving access to wonderful coastal walks and countryside areas of outstanding beauty. **ACCOMPANIED VIEWINGS ARE AVAILABLE SEVEN DAYS A WEEK FOR YOUR CONVENIENCE ** FIND OUR OFFICES ON THE MAIN BUDLEIGH SALTERTON HIGH STREET NEXT TO TESCO'S EXPRESS ** WWW.ZOOPLA.CO.UK WWW.PRIMELOCATION.COM WWW.SARAH-DUNN.CO.UK sarah@sarah-dunn.co.uk (01395) 720022 ****

LOCATED ADJACENT TO EXMOUTH BEACH



Located on the most sought after tree lined "Douglas Avenue" within a short walk of Exmouth's Sandy Beach.

LOCATION & VIEWS



LOCATION & VIEWS



EXMOUTH/BUDLEIGH SALTERTON



OCEANS QUEST is set in an easily accessible location within close proximity of Exmouth's wonderful Sandy beach in the popular town of Exmouth and Budleigh Salterton. Exmouth is situated on the South Coast of East Devon, where the

River Exe meets the sea. Exmouth itself is a traditional resort with promenade, elegant Georgian architecture and a bustling centre. The town offers a diverse selection of shops, places to eat and activities for all age groups. Exmouth has also recently enjoyed the benefit of a brand new Marks & Spencer's food hall. There is top quality water sports such as wind surfing and kite surfing and fantastic routes for cycling and walking. The town has a two mile sandy beach and popular marina as well as a train station with a direct line to Exeter. Exeter Airport also gives a direct route to London City Airport. There is reputable schooling for all ages plus a private school. The Cathedral City of Exeter is only 11 miles away with the M5 motorway close by.

BALCONIES & VIEWS

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SUN TERRACE & GARDENS

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**LUXURIOUSLY APPOINTED ACCOMMODATION
THROUGHOUT**

FIRST FLOOR ACCOMMODATION

ENTRANCE HALL



LOUNGE



LOUNGE

16'9" x 16'9" (5.11m x 5.11m)



SUN TERRACE

16'9" x 6'11" (5.11m x 2.11m)



KITCHEN/DINING ROOM
27'7" x 11'10" (8.41m x 3.61m)



KITCHEN/DINING ROOM



KITCHEN/DINING ROOM



CLOAKROOM



MASTER BEDROOM SUITE

16'9" x 15'1" max (5.11m x 4.60m max)



SECOND FLOOR

LANDING



MASTER BEDROOM SUITE



BALCONY

13'1" x 4'7" (3.99m x 1.40m)



MASTER BEDROOM SUITE



DRESSING ROOM



EN SUITE



EN SUITE



BEDROOM 2

15'5" x 8'10" (4.70m x 2.69m)



BEDROOM 2



EN SUITE



EN SUITE



FAMILY ROOM/BEDROOM

20'8" x 16'9" (6.30m x 5.11m)



SUN TERRACE

29'2" x 17'5" max (8.89m x 5.31m max)



GROUND FLOOR

HALLWAY



UTILITY ROOM

14'11"5" x 7'7" (4.27m'1.52m x 2.31m)



CLOAKROOM/WC



OUTSIDE

To the front of the property can be found a sweeping driveway with parking for two cars plus a garage. There are well tended landscaped further communal grounds with lovely views to the rear.

OUTSIDE



OUTSIDE

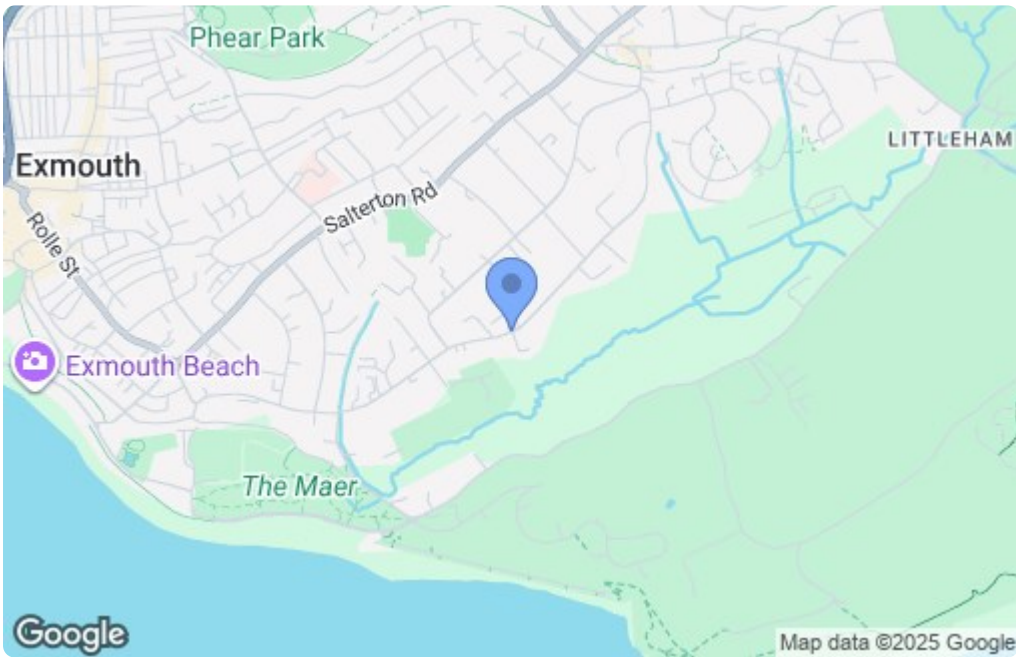


OUTSIDE



OUTSIDE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	86	86
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