



Douglas Avenue, Exmouth, Devon





An impressive, detached home with **luxury accommodation** and two annexes, in a popular Exmouth setting.

Summary of accommodation

Ground Floor: Reception hall | Sitting room | Dining room | Study | Kitchen/breakfast room | Utility | Cloakroom | Sitting room two | Kitchen two | Shower room

First Floor : Principal bedroom with dressing room and en suite shower room | Three further bedrooms en suite | Bedroom five/study

Secondary Accommodation: Annex with kitchen/sitting room, two bedrooms and shower room

Outside: Garage | Gardens

Distances

Exmouth town centre 1.1 miles, Exmouth station 1.5 miles (32 minutes to Exeter St. David's), M5 Junction 30 8.1 miles, Exeter Airport 10.0 miles (1 hour to London City Airport), Exeter city centre 11.4 miles, Exeter St. David's station 12.4 miles (2 hours to London Paddington)
(All distances and times are approximate)



Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
knightfrank.co.uk

Louise Glanville
01392 423111
louise.glanville@knightfrank.com





Location

The property is in a sought-after position, within a mile of Exmouth town centre and seafront, yet backing onto beautiful open countryside.

Exmouth enjoys a beautiful coastal position on Devon's south coast, where the River Exe meets the sea. The town is a traditional resort with a promenade, elegant Georgian architecture, and a bustling centre. There is a diverse selection of shops, places to eat and things to do, including top quality water sports such as windsurfing and kite-surfing, and fantastic routes for cycling and walking. The town has a two-mile sandy beach and a popular marina as well as a train station with a direct line to Exeter. There is also a good selection of primary, secondary and private schools.

For keen walkers there is access nearby to many miles of coastal path starting at 'The Needle' at Orcombe Point, which denotes the start of the World Heritage coastline. The Exe Estuary has been designated an 'Area of Outstanding Natural Beauty' and offers further exceptional walks and a cycle path leading to Lympstone. There is also a cycle path to Budleigh Salterton. The opportunities to enjoy a variety of water sports in addition to equestrian and golfing pursuits in the area are also plentiful.



The Cathedral City of Exeter is only 12 miles away with its intercity railway station, international airport, connection to the M5 motorway and great business and retail opportunities with a modern shopping precinct, speciality boutiques, open air markets, restaurants, cafes and wine bars.

The property

54 Douglas Avenue is a beautifully appointed detached home, with flexible accommodation and light airy reception rooms, while a separate two bedroom annexe offers further useful living space for family members or guests. Additionally, the main house provides the potential for a second one-bedroom annexe, adjoining the rest of the accommodation.

The reception hall provides an impressive welcome to the home, with its wooden flooring and painted wooden staircase, as well as doors to the ground floor reception rooms. These include the spacious, semi open-plan sitting room and dining room, both of which overlook the rear gardens, with the sitting room benefitting from sliding glass doors onto the patio area.

Also on the ground floor is a useful private study and a well-equipped kitchen and breakfast room. The kitchen is fitted with stylish contemporary units, a central island with a breakfast bar and integrated appliances. There is also a utility room with washing machine and tumble dryer plus further storage.



Adjoining the main accommodation, the ground floor has a second well-presented sitting room, a shower room and a kitchen, with the area connected to the rest of the house via an internal door, but also enjoying its own private entrance. Upstairs, this section is separate from the rest of the house and includes a double bedroom and extensive eaves storage.

The main house has four well-presented bedrooms on the first floor, all of which are en suite. These include a generous principal bedroom with a dual aspect, including sliding glass doors opening onto a sunny balcony with stunning countryside and sea views. The principal bedroom also benefits from a large dressing room and an en suite shower room.



Garden and grounds

At the front of the property, gates open onto the tarmac driveway, which has plenty of parking space for residents and guests. The garaging block at the front provides further parking and storage space and houses the detached annexe. The accommodation includes an open-plan kitchen and sitting room and upstairs, two bedrooms and a shower room.

At the rear, the gardens have a large area of patio across the back of the house, and steps leading down to an area of lawn and a further area of paved and decked terracing with an ornamental pond. The gardens are bordered by established hedgerows and mature trees, and back onto beautiful open rolling countryside.

Services

Mains gas, electricity, and water.

Directions

Postcode: EX8 2HE

what3words: ///rated.shield.activism

Property information

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax: Band G (Annexe – Band B)

EPC Ratings: B (Annexe – D)

Guide Price: £1,250,000



Approximate Gross Internal Floor Area

3430 sq ft / 318.6 sq m

Limited Use Area(s) = 155 sq ft / 14.4 sq m

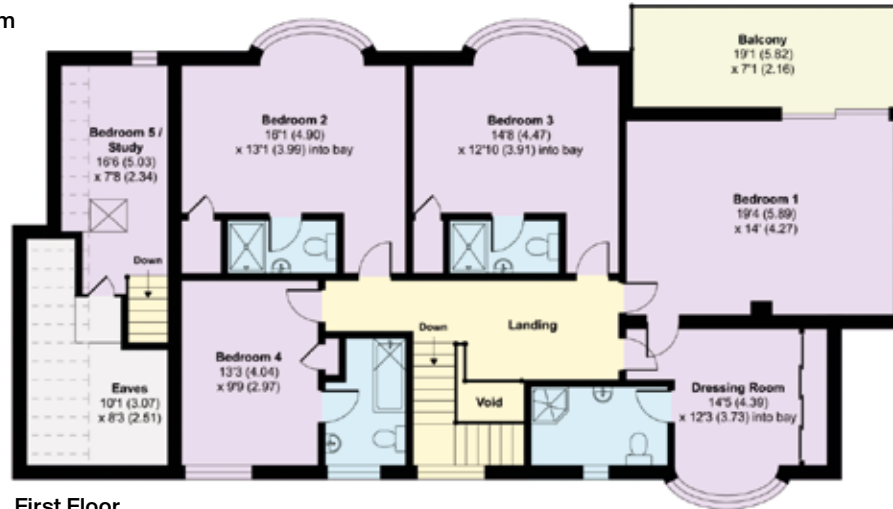
Garage = 195 sq ft / 18.1 sq m

Annexe = 544 sq ft / 50.5 sq m

Total = 4324 sq ft / 401.6 sq m

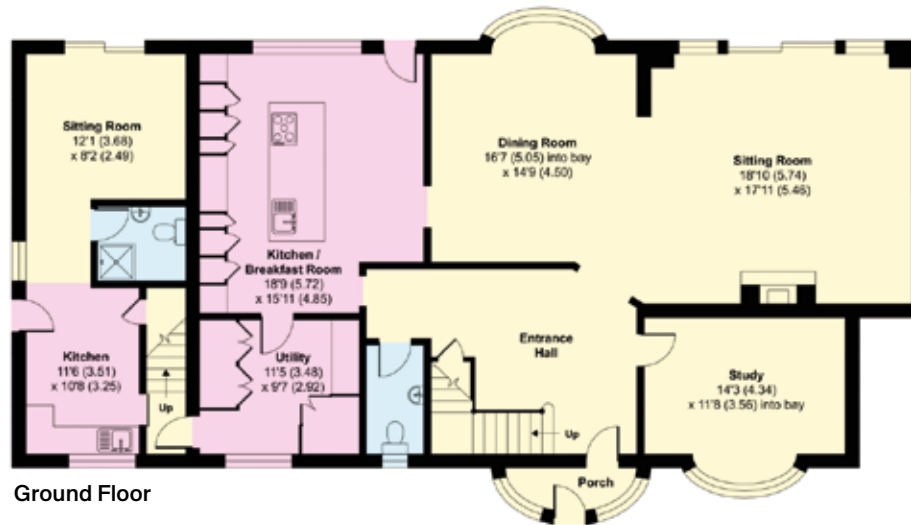
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

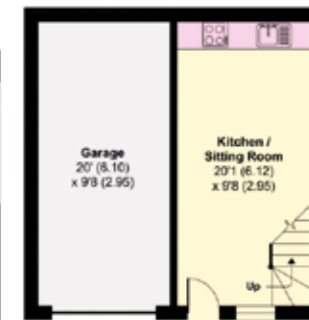


First Floor

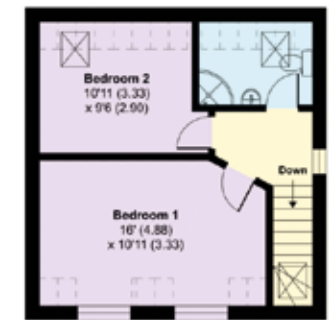
Denotes restricted head height



Ground Floor



Annexe Ground Floor



Annexe First Floor



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2024. Photographs and videos dated April 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com