

STAGS

Apartment 20

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Rolle Gardens,Exmouth, EX8 2FA

Exmouth seafront 0.5 miles I Topsham 7 miles I Exeter 11 miles

A spacious 2 bedroom, first floor apartment offering a welcoming open plan living space and balcony, located less than a 10 minute walk from Exmouth seafront.

- Reserve now and enjoy £10,000^ to help you move
- 2 bedroom first floor apartment
- Private balcony
- Lift access
- READY TO MOVE INTO THIS CHRISTMAS
- Contemporary kitchen with breakfast bar
- Allocated parking
- Leasehold

Guide Price £425,000

SITUATION

Rolle Gardens in Exmouth is an exclusive collection of homes, featuring carefully designed new-build properties, centred around the conversion of the beautiful Grade II-listed Eldin House.

Situated less than a 10-minute walk to Exmouth Beach, adjacent to the new purpose-built Deaf Academy in Exmouth, the location of the homes is perfect to enjoy walks along Exmouth seafront, the unspoiled countryside and the vibrant town centre.







DESCRIPTION

Apartment 20 offers a welcoming open-plan kitchen and dining area with a stylish breakfast bar and integrated appliances, perfect for both everyday meals and entertaining. For quieter moments, the separate living room offers a peaceful retreat, with access to your balcony through full height sliding doors — a perfect space to enjoy a morning coffee, tend to a few potted plants, or simply take in the fresh coastal air.

Both double bedrooms are generously sized, with the main bedroom offering the convenience of an en-suite. The spacious apartment offers a handy utility cupboard for storage you need, while level entry to the building, lift access and allocated parking adds additional practical touches.

Whether you're downsizing or planning for the future, Apartment 20 is ready to move into now and offers a secure, easy-to-manage home in a welcoming community just minutes from Exmouth seafront.

With energy-saving features like triple glazing, smart meters, and low-energy lighting, this EPC B rated home keeps running costs low and comfort high — giving you more time and freedom to enjoy coastal living, not worry about home maintenance – An EPC rating of A or B makes your new home cheaper to run, cutting the average energy bill by £421 per year, so 21% lower.*

*Indicative Figures based on HBF "Watt a Save" report published February 2026.

OTHER CONSIDERATIONS

Lease: 999 years
Service and estate charges payable
The internal photos are to show the internal finish only and are taken from a similar property.

VIEWINGS

Contact the Stags Exeter Office for more information on 01392 255202.

DIRECTIONS

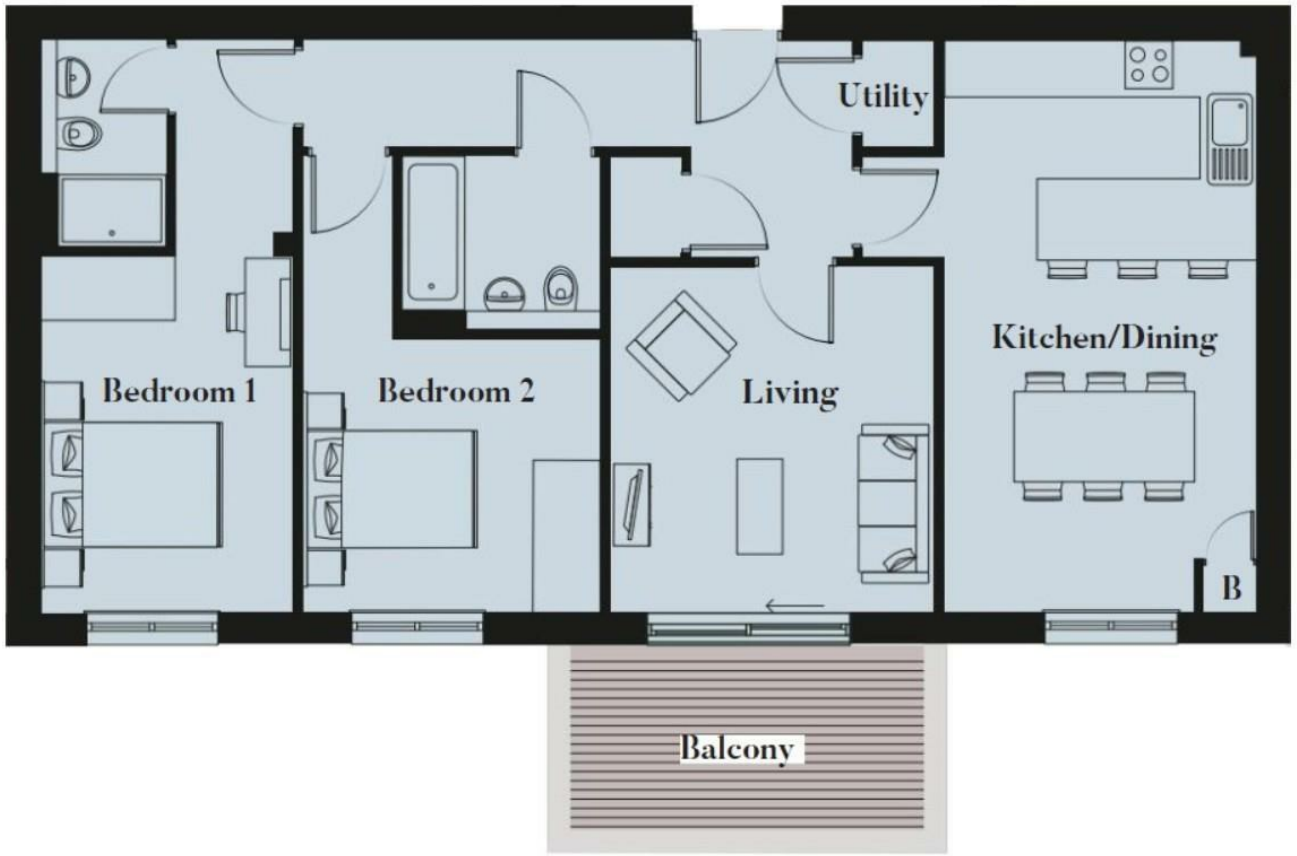
Located off Douglas Avenue, close to Exmouth seafront.

What3words: - ///baked.bossy.tiny









IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS

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