



Apartment 32



# Apartment 32

Rolle Gardens, Exmouth, EX8 2FA

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

A beautifully presented 2 bedroom, first floor apartment, set within the historic Eldin House, located less than a 10 minute walk from Exmouth seafront.

- 2 bedroom apartment
- Ready to move into
- Spacious double bedrooms
- Allocated parking
- EPC TBC
- First floor
- Dual aspect open plan kitchen/dining/living area
- Ensuite to bedroom 1
- Leasehold
- Council tax band TBC

Guide Price £500,000

## 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 32 the incredible 2 bedroom Show Home, located in the historic Eldin House, offering a truly unique opportunity to own a carefully renovated heritage home in Exmouth. Located on the first floor, this apartment is designed for modern living. It features an exceptional open plan kitchen/dining/living area with dual aspect to the south and east. The sleek fitted kitchen is complete with contemporary integrated appliances. Built to a high, contemporary specification, this home is low-maintenance, giving you more time to enjoy everything Exmouth has to offer.

The bedrooms are spacious, with bedroom 1 featuring Jack & Jill sinks in the en-suite, and Bedroom 2 retaining its original fireplace surround.

The home is complete with storage, utility cupboards and allocated parking.

Throughout the property, Gothic architectural features are retained, including coving, sash windows with double glazing, and ornate architraves and doors.

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.



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