



Apartment 31

# Apartment 31 Rolle

, Exmouth, Devon, EX8 2FA

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

A beautifully presented 3 bedroom, ground floor apartment, set within the historic Eldin House, located less than a 10 minute walk from Exmouth seafront.

- Final 3 bedroom apartment
- Open plan kitchen/dining area with island
- Spacious double bedrooms
- Allocated parking
- EPC TBC
- Ground floor
- Separate living room with island
- Ensuite to bedroom 1
- Leasehold
- Council tax band TBC

## Guide Price £595,000

### 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 31 is a beautifully presented three bedroom home, set within the historic Eldin House. This is a rare opportunity to own a thoughtfully renovated heritage property. Located on the ground floor, this apartment has been designed with modern living in mind. It features a spacious open-plan kitchen and dining area, complete with a island feature and private outside space, perfect for everyday use or entertaining guests.

The sleek fitted kitchen includes contemporary integrated appliances, while a separate living room offers a peaceful retreat to relax and unwind. Built to a high, contemporary specification, this home is low-maintenance, giving you more time to enjoy everything Exmouth has to offer.

The home offers three spacious bedrooms, with the principle bedroom featuring an en-suite.

Additional features bike storage and allocated parking for added convenience.

Throughout the apartment, original Gothic architectural features have been carefully retained — from decorative coving and sash windows to ornate architraves and original doors — preserving the charm and character of this beautiful period building.

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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