



£425,000
3 Pilot Wharf, Pierhead, Exmouth , EX8 1XA



Modern 3 bedroom first floor apartment with two balconies, one overlooking Exmouth Marina and the other out to sea, within easy walking distance of the town centre, beach & train station

- Bright and spacious sitting / dining room
- Modern kitchen
- 3 Bedrooms - Master with en-suite & balcony
- Double glazing & Gas central heating
- Family bathroom
- Allocated parking
- Close to town centre and transport links
- No onward chain

DESCRIPTION: Situated in the heart of the highly sought-after Exmouth Marina, this beautifully presented first-floor apartment offers stylish coastal living with both marina and sea views. Boasting three bedrooms, this apartment is ideal for those seeking a waterside lifestyle with all amenities close at hand.

The master bedroom features its own private balcony overlooking the marina, along with a modern en-suite shower room. Two additional bedrooms are complemented by a modern family bathroom.

The generous sitting/dining room is flooded with natural light and enjoys sea views, making it the perfect space to relax or entertain. Step out onto the second balcony and take in the buzzing coastal atmosphere. The well-equipped kitchen is thoughtfully designed with ample storage and workspace.

Additional benefits include an allocated parking space, two private balconies, and a level walk to Exmouth town centre and the train station. With shops, cafes, and restaurants right on your doorstep, everything you need is within easy reach.

This property is offered with no onward chain, making it an ideal choice for a permanent residence, holiday home, or investment opportunity.

SITUATION: This superb marina development is positioned at the mouth of the River Exe with the sea front and Esplanade adjacent. Exmouth is a popular coastal town surrounded by beautiful Devon countryside and yet only twelve miles by road and rail from the Cathedral City of Exeter, with its intercity railway station, airport and access onto the M5 motorway. Exmouth boasts over three miles of golden sands and is ideal for a range of activities including boating, sailing and water skiing. The town also has a range of shops including an M&S Foodhall, a variety of restaurants, schools, a modern sports centre, swimming pool and various other amenities.

The accommodation comprises (all measurements are approximate):-

GROUND FLOOR

Communal entrance door with access to the communal hall with stairs leading up to the first floor.

FIRST FLOOR

Private entrance door to apartment.

HALLWAY. Coved ceiling. Radiator. Large built-in airing cupboard with Megaflow hot water cylinder and shelving. Doors lead off to...

OPEN PLAN SITTING DINING ROOM 19' 2" (5.84m) x 12' 9" (3.89m): Double glazed window to side and double glazed windows and doors onto the balcony with views along Exmouth seafront and out to sea. Coved ceiling. Downlighters. Two radiators.

KITCHEN 8' 8" (2.64m) x 6' 9" (2.06m): Roll edge worktop surface in tiled splashback with inset one and a half bowl stainless steel sink with mixer tap. Inset four ring electric hob. Cupboards and drawers under with built-in oven. Space for washing machine and fridge. Matching wall mounted cupboards and cooker hood with under-lighting. Wall mounted gas fired boiler. Double glazed window to side with some views over the sea. Radiator. Coved ceiling. Downlighters.

BEDROOM 1 14' 10" (4.52m) x 12' 1" (3.68m): Double glazed double doors with double glazed side panels lead out onto a balcony with views over the marina. Built-in double wardrobe. Coved ceiling. Radiator. Downlighters. Door to...

EN-SUITE 5' 8" (1.73m) x 5' 6" (1.68m): White suite comprising corner shower cubicle in full tiled surround with built-in shower. Low level WC. Pedestal wash hand basin with mixer tap. White runged radiator. Extractor fan. Shaver point.

BEDROOM 2 13' (3.96m) x 7' 1" (2.16m): Double glazed window to the side. Coved ceiling. Radiator.

BEDROOM 3 8' 8" (2.64m) x 5' 8" (1.73m): Double glazed window to side. Coved ceiling. Radiator.



BATHROOM 8' 8" (2.64m) x 5' 8" (1.73m): White suite comprising P-shaped bath in full tiled surround with curved glass screen and built-in shower. Pedestal wash hand basin with mixer tap. Enclosed flush low level WC. Walls in half height tiled surround. Coved ceiling. Extractor fan. Downlighters. White runged radiator. Shaver point.

OUTSIDE

The apartment benefits from balconies to both the front and rear, one with marina views and one with sea views. There is also an **ALLOCATED PARKING SPACE**.

DIRECTIONS: From Exeter head towards Exmouth along the A376. On entering the town, follow the road and at the roundabout by the Leisure Centre bear right. At the next roundabout, bear left and then first right into Victoria Road. At the end of Victoria Road bear right and Pilot Wharf will be found on the right hand side.

WHAT3 WORDS: //blush.amending.expansion

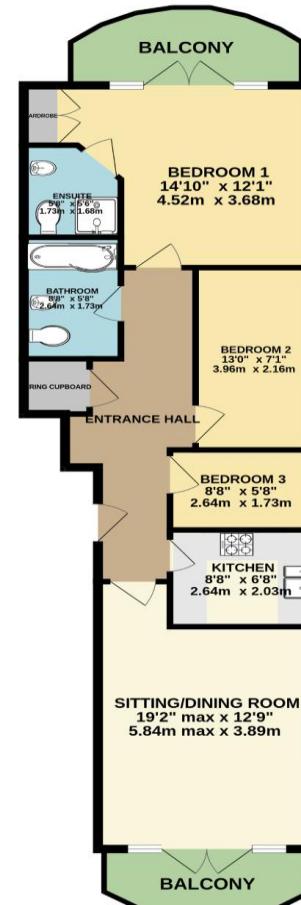
TENURE: Leasehold

SERVICE CHARGE: Approximately £2,643.33 per annum

GROUND RENT: Approximately £463.00 per annum

COUNCIL TAX BAND: E - £2974.84

FIRST FLOOR
808 sq.ft. (75.0 sq.m.) approx.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	74
(55-68) D	74
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

TOTAL FLOOR AREA : 808 sq.ft. (75.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.