



£625,000

7 Pennant House, Shelly Road, Exmouth, EX8 1XW

**Hall & Scott**  
ESTATE & LETTING AGENTS  
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**Boasting direct views over Exmouth Marina and side glimpses of Dawlish Warren, this spacious second-floor three bedroom apartment is perfectly positioned within level walking distance of the seafront and town centre.**

**Featuring a large sitting/dining room and a bright kitchen/breakfast room, the apartment offers three bedrooms, including a master with a stylish en-suite bathroom, plus a separate shower room.**

**Step out onto the generous balcony to soak up the marina views, while enjoying the comforts of full central heating and double glazing.**

**The property also benefits from a garage and covered parking space.**

**LOCATION:** 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. It 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 a handy M&S foodhall, variety of restaurants, schools, modern sports centre, swimming pool and various other amenities.

**The accommodation comprises (all measurements are approximate):-**

#### **GROUND FLOOR**

Communal entrance with intercom entry system. Stairs and lift to the second floor.

#### **SECOND FLOOR**

Private entrance door leading to:-

## SITTING/DINING ROOM

**SITTING AREA 16' 9" (5.11m) x 16' 4" (4.98m)**

**DINING AREA 13' 3" (4.04m) x 8' 4" (2.54m)**

A particularly large bright room with large double glazed bay window to rear overlooking the Marina. Double glazed window to the side with views towards Dawlish Warren. Two radiators. Feature gas fireplace. Coved ceiling. Double glazed door out onto the balcony.

**KITCHEN/BREAKFAST ROOM 12' 2" (3.71m) x 16' 4" (4.98m)**

Newly fitted kitchen comprising quartz effect worktop surfaces with glass splashbacks. Inset induction hob. Painted oak fronted cupboards and drawers under with integrated dishwasher and larder fridge. Built-in oven and combination oven. Matching wall mounted cupboards with underlighting and pelmet lighting. Corner cupboard concealing the gas fired combi boiler. Double glazed window to the front with some views up the Exe Estuary. Double glazed window to the side with views across Dawlish Warren and down the coastline. Wood effect flooring. Radiator. Coved ceiling. Downlighters.

## ENTRANCE HALL

Radiator. Coved ceiling. Built-in storage cupboard with shelving and radiator. Doors leading off to:-

**BEDROOM 1 11' 7" (3.53m) x 12' (3.66m)**

Double glazed window to rear with views over the Marina. Coved ceiling. Built-in double wardrobe. Radiator. Door to:-

**EN-SUITE BATHROOM 8' 9" (2.67m) x 8' 5" (2.57m)**

Modern white suite comprising panelled bath with mixer tap in tiled surround. Low level WC. Wash hand basin with mixer tap and cupboards under. Heated mirrored splashback with shaver point. Shower cubicle with electric shower. Chrome runged radiator. Shaver point. Fitted storage cupboards. Coved ceiling. Downlighter.

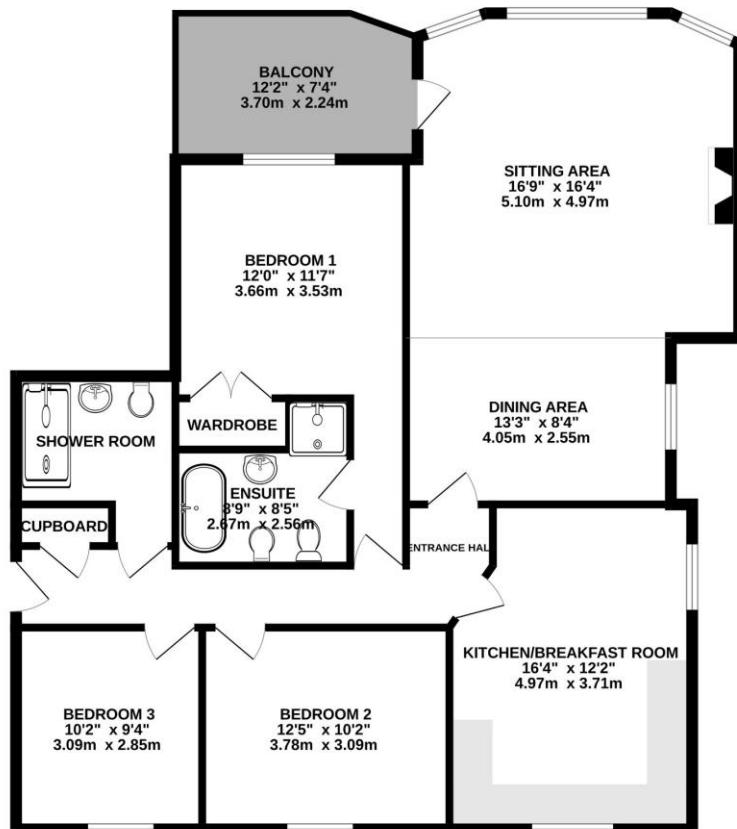
**BEDROOM 2 12' 5" (3.78m) x 10' 2" (3.10m)**

Double glazed window to front. Coved ceiling. Radiator.

**BEDROOM 3 9' 4" (2.84m) x 10' 2" (3.10m)**

Double glazed window to front. Coved ceiling. Radiator.





TOTAL FLOOR AREA: 1176 sq.ft. (109.3 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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## SHOWER ROOM

Modern white suite comprising a large walk-in shower with twin headed shower unit in tiled surround with glass screen. Wash hand basin with mixer tap and cupboards under in tiled splashback. Low level W.C. Coved ceiling. Downlighters. Extractor fan. Black runged radiator.

## BALCONY 12' 2" (3.71m) x 7' 4" (2.24m)

A good sized balcony with stainless steel and glass balustrade with direct views over Exmouth Marina.

**GARAGE** Remote controlled door. Power & Light.

## COVERED PARKING SPACE

**DIRECTIONS** On entering Exmouth from Exeter on the A376, proceed towards the town. At the roundabout take the second exit by Marks & Spencer and the train station into Imperial Road. At the next round about take the second exit straight ahead onto Langerwehe Way. Take the second left onto Shelly Road and follow this road around passing the Sailing Club on your right. Pennant House can be found towards the end of this road on the left hand side. **what3words://explorer.satin.schools**

**TENURE:** Leasehold - 125 year lease from 2001.

**SERVICE CHARGE:** The service charge for 2025 was £3,663.14 - paid annually. 2026 charges TBC.

**GROUND RENT:** £305.89 per annum

**COUNCIL TAX BAND E**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	81	83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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## Health and Safety Statement

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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.