



£895,000

2 Windward Court , Shelly Road, Exmouth, Devon, EX8 1FB





Ground floor apartment with stunning panoramic views out towards the Estuary and Dawlish Warren.

- Bright & spacious sitting/dining room with panoramic coastal outlook
- Kitchen/breakfast room with built-in appliances and views out to sea
- Three spacious bedrooms, 2 with en-suite
- Separate family bathroom
- Security entry system & remote controlled security gates
- Double glazing and gas central heating
- Garage plus additional parking
- Prime waterfront location

DESCRIPTION

A beautifully presented three-bedroom ground floor apartment boasting stunning panoramic waterfront views. This spacious home features a bright and airy lounge with large windows that frame the scenic outlook, creating a perfect space for relaxing or entertaining. The modern kitchen-diner offers ample storage and workspace, ideal for family living and hosting guests.

There are three well-proportioned bedrooms, two of which benefit from stylish en-suite bathrooms, in addition to a contemporary family bathroom. Outside, a private garden terrace provides the perfect spot to enjoy the waterfront setting. The property further benefits from a garage and parking.

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):-

ENTRANCE Communal entrance door leads to..

COMMUNAL HALLWAY Private entrance door to the ground floor apartment.

INNER HALLWAY Radiator. Coved ceiling. Two built-in double storage cupboards. Built-in double airing cupboard housing the pressurised hot water cylinder and shelving. Alcove glass display shelving with inset lighting. Video entry system. Doors lead off to..

KITCHEN/BREAKFAST ROOM 17' (5.18m) x 12' 2" (3.71m):

Modern fitted kitchen comprising stone effect worktop surfaces with mosaic tiled splash backs Inset electric ceramic hob. Sink with drainer and mixer tap. Cupboards and drawers under with integrated dishwasher. Double oven fridge and freezer. Pull out larder unit. Space for washing machine. Matching wall mounted cupboards with two glass fronted display cabinets. Cupboard with Vaillant gas fired boiler. Double glazed window to the front. Double glazed double doors out to the side with views over Dawlish warren and out to sea. Sliding glazed pocket doors lead through to...

SITTING/DINING ROOM 24' 4" (7.42m) x 15' 2" (4.62m):

A very impressive bright and spacious room with a large double glazed window to the side and rear with double glazed double doors and a further double glazed door leading out onto the garden. All windows have panoramic views out towards Dawlish warren and the Estuary. White Louvered fitted blinds. Two radiators.

BEDROOM 1 18' 9" (5.71m) x 14' 10" (4.52m):

A large bright room with double glazed double doors leading out onto the garden with two matching side double glazed windows. Louvered blinds. Coved ceiling. Downlighters. Two built-in double wardrobes. Two radiators. Door to...

EN-SUITE 8' 5" (2.57m) x 7' 1" (2.16m): Modern white suite comprising a large walk-in shower cubicle with single piece glass screen with marble effect surround and a built-in shower. Wall hung wash hand basin with cupboards under with mixer tap. Wall hung low level WC. Display shelving. Walls and floor in full tiled surround. Suspended ceiling with hidden lighting and downlighters. Extractor fan. Fitted double mirrored medicine cabinet with back LED lighting. Dual supply chrome runged radiator. Storage cupboard. Courtesy LED lighting.

BEDROOM 2 11' 2" (3.40m) x 10' 3" (3.12m):

Double glazed window to the front with white louvered shutters. Coved ceiling. Built-in double wardrobe. Radiator. Door to..

EN-SUITE 5' 6" (1.68m) x 5' (1.52m):

Modern white suite comprising a wall-hung low-level WC with enclosed flush. Wall-hung wash hand basin with cupboards under with mixer tap. Corner oversized shower cubicle with built-in shower. Walls and floor in full tiled surround. Dual supply black runged radiator. Fitted double mirrored medicine cabinet. Extractor fan. Downlighters.

BEDROOM 3 11' 7" (3.53m) x 10' 3" (3.12m):

Double glazed window to the front with Louvered blinds. Coved ceiling. Radiator.



BATHROOM 8' 1" (2.46m) x 5' 2" (1.57m):

Modern white suite comprising tiled panelled bath with built-in mixer bath tap and built-in shower with glass screen. Wall hung wash hand basin with mixer tap and cupboards under. Low level WC with enclosed flush. Walls and floor in full marble style tiled surround. Fitted recess shelving. Chromed rung radiator. Fitted double mirrored medicine cabinet with back lit LED lighting. Downlighters. Extractor fan. Underfloor heating.

OUTSIDE The property has the benefit of a single garage with a remote-controlled roller door, power and light. At the front of the garage there is parking for two vehicles. A gate leads to the side passageway which has recently been fully tiled which in turn, leads to the rear garden which has been tiled and composite decked.

TENURE Leasehold 125 Years from 2003

COUNCIL TAX Band F £3515.73

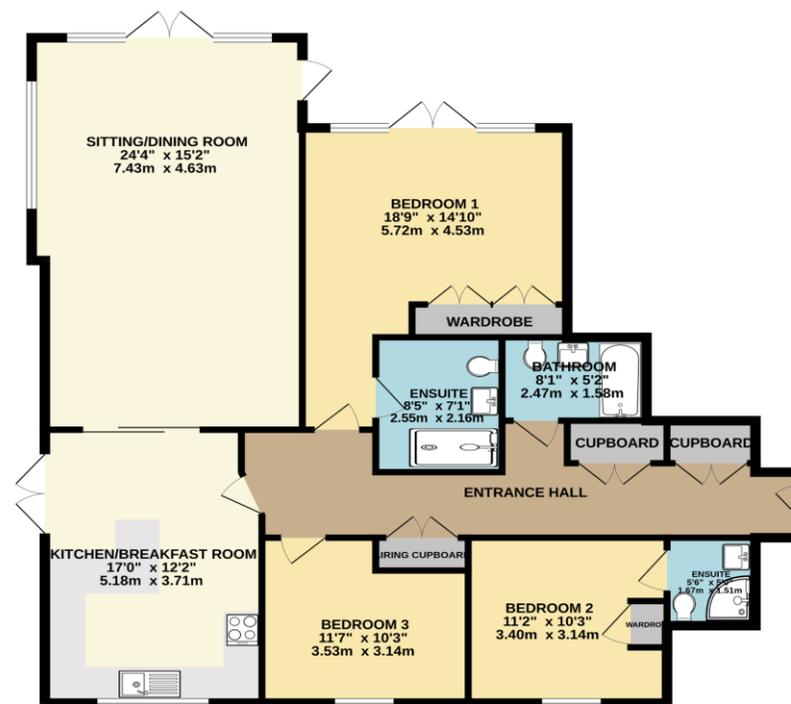
MAINTENANCE CHARGES £3,641.89

GROUND RENT £452.00

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 roundabout 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. Windward Court can be found towards the end of this road on the right-hand side.

///WHAT3WORDS inflamed.strange.croak

GROUND FLOOR
1336 sq.ft. (124.1 sq.m.) approx.



TOTAL FLOOR AREA: 1336 sq.ft. (124.1 sq.m.) approx.

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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, 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.

