



£335,000

Madison Wharf,
Shelly Road, Exmouth, EX8 1DA



01395 265530



An excellent opportunity to acquire a stylish duplex apartment in the highly desirable Exmouth Marina. Occupying the second and third floors, this superbly presented home enjoys stunning views across the marina, with ever-changing boat activity providing a captivating outlook.

Open Plan Lounge/Dining Room/Kitchen

Double Bedroom

Bathroom

Two Large Balconies

Cloakroom

Garage

Entry Security System

NO CHAIN

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. 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 a Marks & Spencer food hall, variety of restaurants, schools, a modern sports centre, swimming pool and various other amenities.

COMMUNAL HALL

Door with buzzer entry system. Communal hall, stairs and lift leading up to the second floor. From here there is a private entrance door leading through to the:-

ENTRANCE HALL

Built-in understairs cupboard. Radiator. Coved ceiling. Stairs to the first floor. Doors to the:-

CLOAKROOM

White suite comprising enclosed flush W.C in tiled splashback. Wash hand basin in half depth vanity unit with mixer tap, cupboards under and tiled splashback. Radiator. Extractor fan. Coved ceiling.

KITCHEN/DINING ROOM 25'3 (7.69m) x 14'10 (4.52m)

The kitchen area has black worktop surfaces with black tiled splashback, inset 1 ½ bowl sink with pull out mixer tap and drainer, four ring ceramic hob, built-in Hotpoint double oven, cupboards and drawers under with space for washing machine, slimline dishwasher and fridge/freezer, matching wall mounted cupboards with space for microwave. Underlighting and corner display shelving. Stainless steel cooker hood with downlighters. Coved ceiling. Downlighters throughout.

SITTING AREA

Open plan to the kitchen, divided by a breakfast bar. The spacious sitting area has large double glazed windows and doors with wonderful views over the marina, leading out onto the full-width balcony with a glass and stainless steel balustrade, again with great views over the marina. Laminate flooring. Coved ceiling. Downlighters. Radiator.

BALCONY 14'10 (4.52m) x 6'1 (1.85m)

Decked balcony with glass and timber balustrade overlooking the marina and boating activity.

FIRST FLOOR LANDING Coved ceiling. Built-in storage. Downlighters. Doors to:-

BEDROOM 1 14' 9" (4.50m) x 11' 4" (3.45m)

Large double room with large double glazed window and doors leading out onto the second balcony with views over the marina. Coved ceiling. Downlighters. Radiator. Built-in double wardrobe plus two additional double built-in wardrobes (recently fitted). Built-in airing cupboard housing a mains pressure hot water tank.

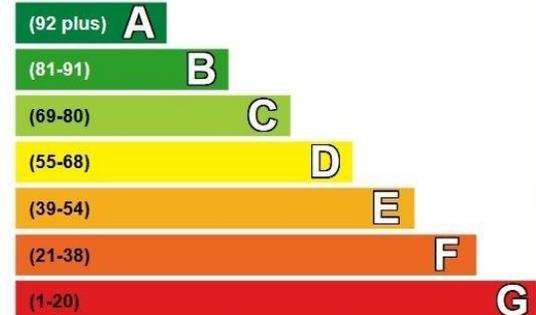
BATHROOM 8' 3" (2.51m) x 7' 9" (2.36m)

Generous bathroom with a white suite comprising 'P' shaped bath with built-in shower over and curved glass screen. Enclosed flush low level W.C. Wash hand basin with mixer tap and tiled splashback, with cupboards under. White runged radiator. Extractor fan. Coved ceiling. Downlighters. Tiled floor. Feature glass block wall.



Energy Efficiency Rating

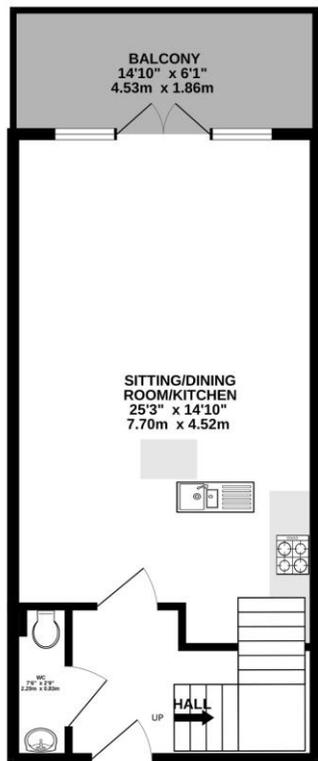
Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
66	68

GROUND FLOOR
457 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 783 sq.ft. (72.7 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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SECOND BALCONY 14'9 (4.49m) x 5'5 (1.65m)

Decked balcony overlooking the marina and boating activity.

GARAGE Garage in a block with power and electric roller door.

COUNCIL TAX BAND C

TENURE Leasehold - 125 years from 2002

MAINTENANCE CHARGES £2,291.00 per annum

GROUND RENT £391.00 per annum

GROUND RENT

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. Madison Wharf can be found at the end of this road on the left hand side.

WHAT3WORDS///Crouching.nasel.smarting

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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 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.



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