



£780,000

4 Sailmakers, Shelly Road, Exmouth, EX8 1XP



01395 265530



**Beautifully presented and spacious first-floor apartment, offering stunning views across the Marina and out through the bridge towards Dawlish Warren and the coastline. Ideally situated within level walking distance of the seafront, town centre and local amenities.**

- Generous Sitting/Dining Room
- Modern Kitchen/Breakfast Room
- Three Bedrooms – Master with En-Suite
  - Family Bathroom
- South-Facing Balcony with Panoramic Views
  - Garage and Allocated Parking Space

**NO CHAIN**

**SAILMAKERS COURT** is a desirable area occupying a lovely situation, within this popular prestigious Marina development. It is within level walking distance of the sea front, town centre and local amenities. This well presented and spacious second floor apartment has the benefit of a garage and parking space. Large Sitting/Dining Room, Good size South facing Balcony with Stunning Marina and Sea Views, Kitchen/Breakfast Room, Three Bedrooms - Master bedroom with en-suite and two further bedrooms.

#### **LOCATION**

Situated on Exmouth's much sought after exclusive marina development, within easy walking distance to the sea front, train station and the town centre with it's variety of shops including a handy M&S Food Hall, modern leisure centre with swimming pool, bars, restaurants and various other amenities. It is perfectly situated for anyone who enjoys the outdoor life and in particular water sports. The Marina has much to offer including 'The Point' restaurant where you can enjoy a glass of wine or alfresco dining to take in the marina atmosphere. The marina has a Beauty Salon, Chandlers, fresh fish shop and many other shops are all on hand. Adjacent to the Marina is a well regarded local pub and a Rockfish restaurant.

The accommodation comprises (all measurements are approximate):-

GROUND FLOOR

Communal entrance door with buzzer entry system to:-

COMMUNAL HALLWAY with stairs and lift leading to the first floor.

FIRST FLOOR

Private entrance door to the apartment.

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

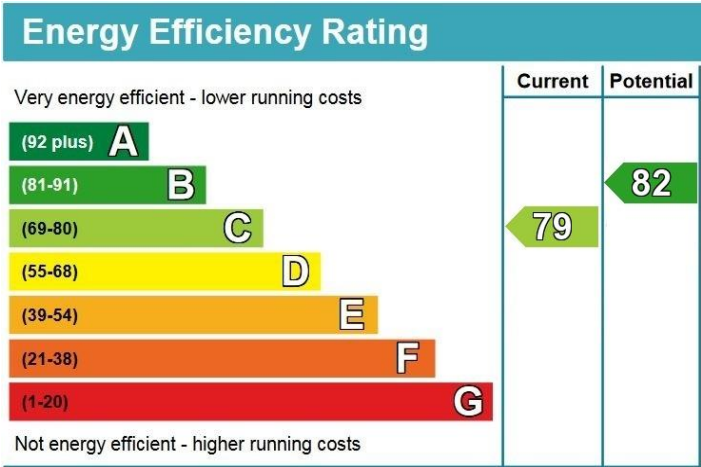
SITTING/DINING ROOM 23' 8" (7.21m) x 13' 3" (4.04m)

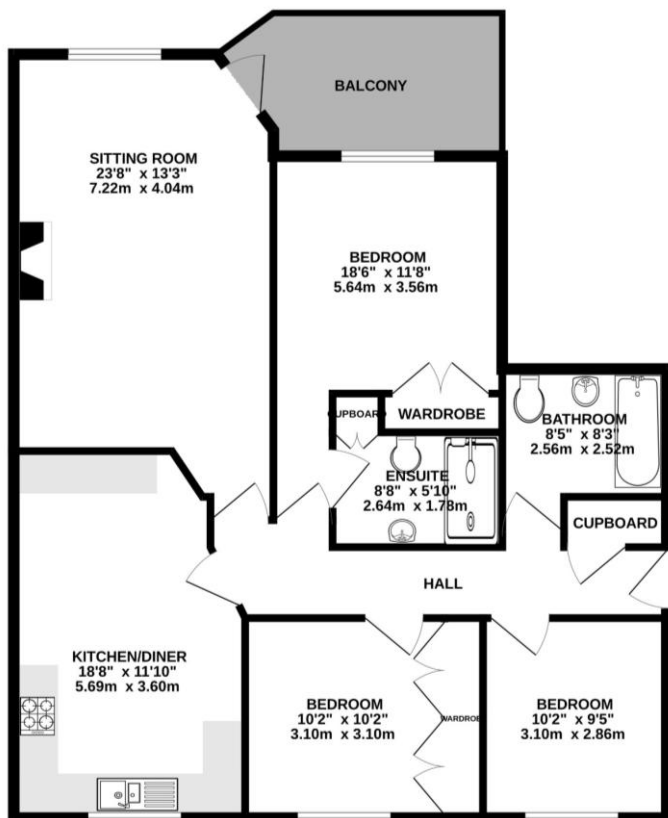
A bright and spacious room with double glazed window to the rear with direct views over Exmouth Marina through the bridge, over Dawlish Warren and down the coastline. Double glazed door leading out onto the BALCONY with stunning views. Radiator. Coved ceiling. Downlighters. Feature fireplace with Living Flame gas fire.

KITCHEN/BREAKFAST ROOM 18' 8" (5.69m) x 11' 10" (3.61m) Double glazed window to the front. The kitchen has wood effect roll edge worktop surfaces in tiled splashback with inset stainless steel one and a half bowl sink with drainer and mixer tap. Four ring gas hob. Cupboards and drawers under. Space for American style fridge freezer, washing machine and dishwasher. Integrated Bosch electric oven. Matching wall mounted cupboards with cooker hood with downlight. Wall mounted gas fired combi boiler. Coved ceiling. Downlighters. In the dining area there is a further matching worktop surface with cupboards and drawers under and space for wine fridge. Matching wall mounted cupboards with two glass fronted display cabinets. Radiator.

BEDROOM 1 18' 6" (5.64m) x 11' 8" (3.56m) Double glazed window to rear with views over Exmouth Marina through the bridge, over Dawlish Warren and down the coastline. Coved ceiling. Downlighters. Radiator. Built-in double wardrobe. Door to:-

EN-SUITE SHOWER ROOM 8' 8" (2.64m) x 5' 10" (1.78m) Modern white suite comprising large walk-in shower cubicle in full tiled surround with glass screen and built-in shower. Low level WC. Wall hung wash hand basin. Walls in half height Pine panelling. Chrome runged radiator. Coved ceiling. Downlighters. Light with vanity mirror. Two wall mounted vanity cabinets.





TOTAL FLOOR AREA : 1088 sq.ft. (101.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by a 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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**BEDROOM 2 10' 2" (3.10m) x 10' 2" (3.10m)** Double glazed window to front. Two built-in double wardrobes. Coved ceiling. Radiator.

**BEDROOM 3 10' 2" (3.10m) x 9' 5" (2.87m)** Double glazed window to the front. Coved ceiling. Radiator.

**BATHROOM 8' 5" (2.57m) x 8' 3" (2.51m)** White suite comprising panelled bath in full tiled surround with mixer shower tap and electric shower over. Wash hand basin with mixer tap. Enclosed flush low level WC. Light with shaver point. Coved ceiling. Downlighters. White runged radiator.

**BALCONY** South facing with glass and stainless steel balustrade, again with views over the Marina and through the opening bridge across to Dawlish Warren and down the coastline.

There is a **SINGLE GARAGE** with **PARKING SPACE** in front. The garage has power, light and a roller door.

**DIRECTIONS** From the A376, on entering the town centre, at the roundabout by M&S turn right, and at the next roundabout go straight across into Langerwehe Way. Follow this road bearing right into Shelly Road. Sailmakers Court is on the left hand side.

**WHAT3WORDS**///form.sober.automate

**TENURE:** Leasehold

**MAINTENANCE CHARGE:** £3,166.80

**GROUND RENT:** £257.00 Per Annum

**COUNCIL TAX BAND E**

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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.

