



Guide Price £950,000
8 Spinnakers, Shelly Road, Exmouth, Devon EX8 1EU



- **A luxury second floor apartment with a balcony enjoying stunning River Exe estuary and coastal views**
- **Secure electric gated entrance and lift/stairs to all floors**
- **Spacious sitting/dining room and open-plan modern kitchen with built-in appliances**
- **Three well-proportioned bedrooms – 1 with en-suite shower room/WC**
- **Well-appointed 'Jack & Jill' bathroom/WC**
- **Gas central heating and double glazing**
- **Private covered car parking space**
- **Highly sought after location forming part of the prestigious Exmouth Quay marina development**
- **EPC - C**

Worth viewing because...

Three bedroom second floor apartment with a private balcony enjoying stunning River Exe estuary and coastal views. Spinnakers enjoys a gated entrance and allocated undercover car parking space with a lift as well as stairs to all floors.

In more detail....

Located at the prestigious Exmouth Quay Development is this luxury purpose built second floor apartment which benefits from a private balcony and the most amazing views across the River Exe estuary to Dawlish Warren and the sea beyond. Regatta Spinnakers has an electrically operated gated entrance which leads to a useful covered allocated car parking space. There is a lift and stairs to all floors and facing the waterfront this apartment has a great feeling of being on its own whilst enjoying one of the best locations on the development enjoying amazing estuary views. The open plan sitting/dining room and kitchen is another fine feature with doors leading out to the balcony. The kitchen area offers a comprehensive range of units with built-in appliances including an electric fan assisted oven, separate microwave oven and four-ring ceramic hob, integrated fridge/ freezer as well as dishwasher and a large utility cupboard. There are three good size bedrooms, two with built-in wardrobes and the main bedroom has its own modern en-suite shower room/WC. There is also the principal 'Jack & Jill' bathroom/WC which is also well appointed with doors to the reception hall and second bedroom. Other features include gas underfloor central heating and double glazing.

The Location...

Exmouth is a vibrant and exciting coastal town, set at the mouth of the River Exe estuary the start of the Jurassic Coastline, England's first Heritage site. The town offers a wonderful lifestyle for watersports enthusiasts, whether it be power boating, sailing, kite or wind surfing, fishing, water skiing and weight boarding or just enjoying the wonderful sandy beach. There are two famous golf courses nearby at either Budleigh Salterton or Woodbury Park and the Exe estuary is an internationally important nature site, protected by the RSPB, where half of the UK's Avocets roost over winter. The South-West coastal footpath is within easy reach and there is also an excellent cycle path along the Exe estuary to Topsham and Exeter.

Bear in mind...

Spinnakers is adjacent to Shelly Beach and is just a short walk from the town centre with a good selection of shops, restaurants, Marks & Spencer Simply Food Store and train station with regular services along the Exe estuary to Lypstone, Topsham and Exeter. There are also passenger ferries from Exmouth to Starcross and Topsham. The pathways around the marina are lit at night and incorporate a pedestrian bridge. The marina also enjoys a variety of shops, bistros and cafes including a Rockfish Café.

Directional Note...

Exmouth is about 8 miles from the M5, making access to London and The Midlands simple. From the M5 at junction 30 turn South onto the A376. Take the Exmouth road at the first roundabout on the A376 at Clyst St Mary. Go straight over the next roundabout and after the dual carriageway then fork left to Exmouth at the third roundabout at Cyst St George. On reaching the town keep to the right following the signs to the seafront and passing the railway station, turn right at the roundabout at Imperial Road. Continue straight over the next roundabout and approximately 0.2 miles, turn left onto Shelly Road. Follow Shelly Road to nearly the end and the entrance to Spinnakers will then be found on the right-hand side.

What3words: swarm.rod.s.finalists



Room sizes...

Sitting/dining room and kitchen: 6.52 x 4.43 and 8.28 max x 4.13.

Bedroom 1: 3.77 excluding the wardrobe area x 3.43.

En-suite shower room/w.c. : 2.82 max 1.88.

Bedroom 2: 3.85 x 2.82 excluding the wardrobe area and door recess.

Bedroom 3: 3.45 x 2.54 maximum measurements.

Jack & Jill Bathroom/w.c. : 3.10 x 2.50 maximum measurements.

Council tax-Band F £3,354.98

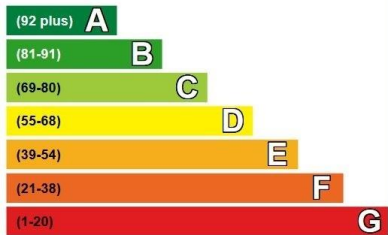
Services: All mains services are connected.

Tenure: Leasehold - 125 year lease with approximately 115 years unexpired.

Outgoings: Service charge £4012.76 per annum.
Ground Rent - £524.25 per annum

Energy Efficiency Rating

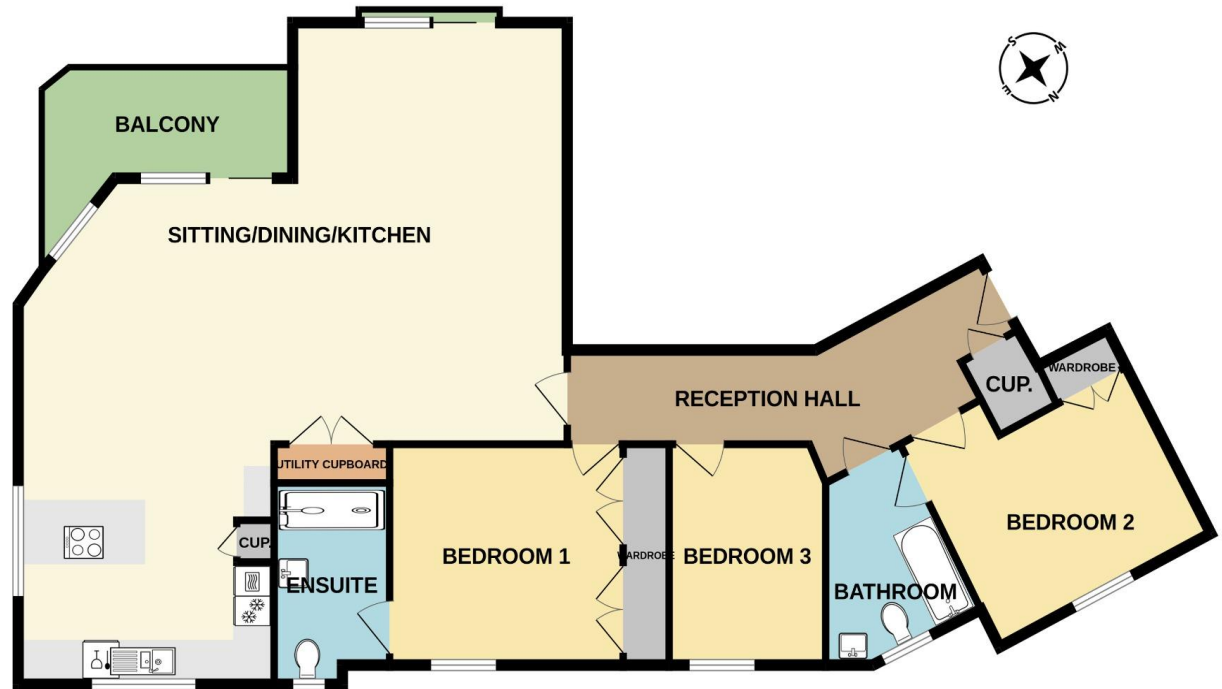
Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
75	75

SECOND FLOOR 1348 sq.ft. (125.2 sq.m.) approx.



TOTAL FLOOR AREA : 1348 sq.ft. (125.2 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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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.

