



£637,000  
9 The Point, Pierhead, Exmouth, EX8 1FE





**Purpose built third floor apartment with outstanding sea, coastline and estuary views with two balconies, garage and parking space, within a short level walk of the town centre and railway station**

**Open Plan Sitting/Dining/Kitchen Room.**

**2 Double bedrooms - master with en-suite bathroom with walk-in shower.  
Family bathroom with shower.**

**Underfloor heating. Sound system.**

**Lift to all floors.**

**All main rooms have superb views.**

**Garage with electric charging point. Parking Space.**

**Undercover bicycle storage.**

**DESCRIPTION:** The Point is set in a spectacular waterside position on the edge of Exmouth Marina, enjoying wonderful views over Dawlish Warren, the coastline, the Exe Estuary and the Haldon Hills beyond. This particular apartment benefits from a garage as well as a undercover parking space. The accommodation is immaculately maintained and well laid out and offers a reception hall with multiple storage cupboards and enough room to accommodate a desk, which in turn leads to a bright and spacious open plan lounge / dining / kitchen offering outstanding views from its low level windows and doors. There are two bedrooms, a generous master with en-suite bathroom with separate shower and further double bedroom (which is currently arranged as a second lounge). There is also a separate guest bathroom. The apartment boasts two balconies which face in a South / South-Westerly direction with ever-changing sea and Estuary views, the triangular balcony also looks into the Marina. This is arguably one of the best views on Exmouth Marina and really needs to be seen to be appreciated.

**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 nearby town centre is a level short walk with a range of shops including a handy M&S foodhall, variety of restaurants, schools, modern sports centre, swimming pool, train station and various other amenities.

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

## **GROUND FLOOR**

Communal entrance door with video buzzer entry system to the communal hallway. From here there are stairs and a lift to the third floor.

## **THIRD FLOOR**

Private entrance door to the apartment.

**RECEPTION HALLWAY.** Room for desk. Solid wood flooring with underfloor heating. Coved ceiling. Built-in cloaks cupboard. Built-in airing cupboard housing a mains pressure hot water cylinder and the Vent-Axia air re-circulation system. A further built-in cupboard has plumbing for washing machine, shelf and a wall mounted gas fired boiler. Solid wood doors lead off to the...

## **OPEN PLAN SITTING / DINING / KITCHEN**

**Sitting / Dining Area:** 24' 9" (7.54m) x 14' 1" (4.29m):

**SITTING AREA** - Full height sliding doors leading onto the BALCONY with the most incredible view towards Berry Head and over Dawlish Warren. Wood flooring throughout with underfloor heating. Coved ceiling. Ceiling speaker.

**DINING AREA** - Double glazed windows and central double glazed sliding doors leading out onto another BALCONY, again with the most spectacular views not only towards the sea & estuary but also into the Marina. Ceiling speaker. Solid wood flooring. Underfloor heating.

**KITCHEN AREA** 8' 7" (2.62m) x 8' 5" (2.57m):

Quartz worktop surfaces with matching upstands with inset one and a half bowl sink with drainer, Quooker mixer tap and insinkerator. Neff four ring ceramic induction hob. Cupboards and drawers under with integrated dishwasher and fridge freezer. Built-in Neff oven and Neff combination microwave oven. Wall mounted cupboards with cooker hood with underlighting. Ceiling spotlights. Underfloor heating. Smoke and CO2 detectors. Double glazed window looking into the Marina and towards Lymestone Manor.

**BEDROOM 1** 13' 9" (4.19m) x 10' 1" (3.07m):

Double glazed windows with incredible sea and estuary views. Coved ceiling. Ceiling speaker. Underfloor heating. Built-in double wardrobe. Door to...

**EN-SUITE.** A modern white suite comprising tiled panelled bath with central mixer tap. Enclosed low level Villeroy & Boch WC. Wash hand basin with mixer tap and cupboards under. Large fitted vanity mirror and tiled shelf. Fully tiled shower cubicle with built-in twin headed shower and glass door. Chrome rung radiator. Tiled floor with underfloor heating. Downlighters.





**BEDROOM 2** 16' 3" (4.95m) x 8' 5" (2.57m):

Double glazed windows to the rear and to the side with views into the Marina and up to Lymptone Manor. Built-in double wardrobe. Coved ceiling. Ceiling speaker. Underfloor heating.

**BATHROOM.** Tiled panelled bath with mixer tap and built-in shower unit with glass split-fold screen. Enclosed flush Villeroy & Boch WC. Villeroy & Boch wash hand basin with mixer tap and cupboards under. Large vanity mirror with tiled shelf. Underfloor heating. Chrome rung radiator. Downlighters. Extractor fan.

**OUTSIDE:** There are **TWO BALCONIES**, one off the sitting room which is large enough for a good sized table and chairs with outside light, and a triangular shaped balcony off of the dining room. This property also has the benefit of a **SINGLE GARAGE** with an electric remote controlled door, electric charging point, power and light. In front of the garage is a **PARKING SPACE**.

**DIRECTIONS:** On entering Exmouth from Exeter on the A376 head towards the town centre. At the roundabout adjacent to M&S, take the second exit onto Imperial Road, at the next round about take the first exit and then turn right into Victoria Road. Continue along Victoria Road until reaching The Beach Pub, take the second right here alongside Stuart Line Cruises and The Point can be found on the right.

**WHAT3WORDS:** ///waxer.director.corporate

**TENURE:** Leasehold - 125 years from 2017

**SERVICE CHARGE:** £3412.00 per annum

**GROUND RENT:** £400.00 per annum

**COUNCIL TAX BAND:** F



#### Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

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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.

