



£450,000
2 Pennant House, Shelly Road, Exmouth, Devon, EX8 1XW



Well presented ground floor purpose-built apartment with views over Exmouth Marina, with the benefit of a full width decked and Astro turfed garden with direct access onto the Marina walkway, all within easy level walking distance of the seafront and town centre.

Sitting/Dining room

Kitchen

2 Double bedrooms

Modern shower room with walk-in wet room style shower

Central heating and double glazing

Good size terrace with Marina Views

Garage and Parking Space

No Onward 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. 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):

GROUND FLOOR

Communal entrance door to the communal hallway and from here there is a private entrance door to the apartment.

HALLWAY. Coved ceiling. Radiator. Wood flooring. Built-in cupboard with shelf and radiator. Built-in storage cupboard with cloaks hanging hooks and electric fuse board. From here there are doors leading off to...

SITTING / DINING ROOM

14' 4" (4.37m) x 13' 2" (4.01m): Coved ceiling. Feature fireplace. Radiator. Wood flooring. Double glazed double doors leading out onto the garden with views out over the Marina. Opening through to...

KITCHEN

8' 5" (2.57m) x 7' 9" (2.36m): Wood effect worktop surfaces in tiled splashback. Inset one and a half bowl sink with drainer and mixer tap. Inset four ring gas hob. White fronted cupboards and drawers under with space for washing machine and fridge freezer. Built-in double oven. Matching wall mounted cupboards with under-lighting and cooker hood. Wall mounted gas fired boiler. Coved ceiling. Downlighters. Wood flooring.

BEDROOM 1

11' 8" (3.56m) x 10' 7" (3.23m): Double glazed window overlooking the Marina. Coved ceiling. Downlighters. Radiator. Built-in triple wardrobe.

BEDROOM 2

11' 11" (3.63m) x 11' (3.35m): Double glazed window overlooking the Marina. Coved ceiling. Radiator.

SHOWER ROOM

7' 9" (2.36m) x 6' 1" (1.85m): White suite comprising closed flush low level WC. Circular wash hand basin set on a marble top with mixer tap and storage under. Walls in full tiled surround. Open walk-in wet room style shower with recessed shelf and twin headed shower unit. Back-lit LED mirror. Chrome runged radiator. Walls in full tiled surround. Downlighters. PIR lighting. Extractor fan.

OUTSIDE:

To the front of the property is a **GARAGE** with roller door, power and storage space above. There is a **PARKING SPACE** in front of the garage.

GARDEN 34' 7" (10.54m) x 7' 7" (2.31m): To the rear of the property the ground floor apartments on the Marina have the benefit of their own private gardens. The garden on this property runs the full width of the apartment with a decked patio area which leads onto an astro turf garden, all with wonderful Marina views and a pedestrian gateway leading directly out onto the Marina walkway.



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. Pennant House can be found towards the end of this road on the left hand side.

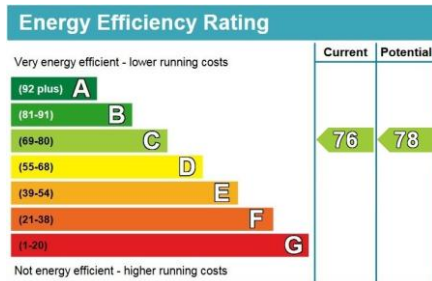
WHAT3WORDS:///explorer.satin.schools

TENURE: Leasehold - 125 year lease from 2001.

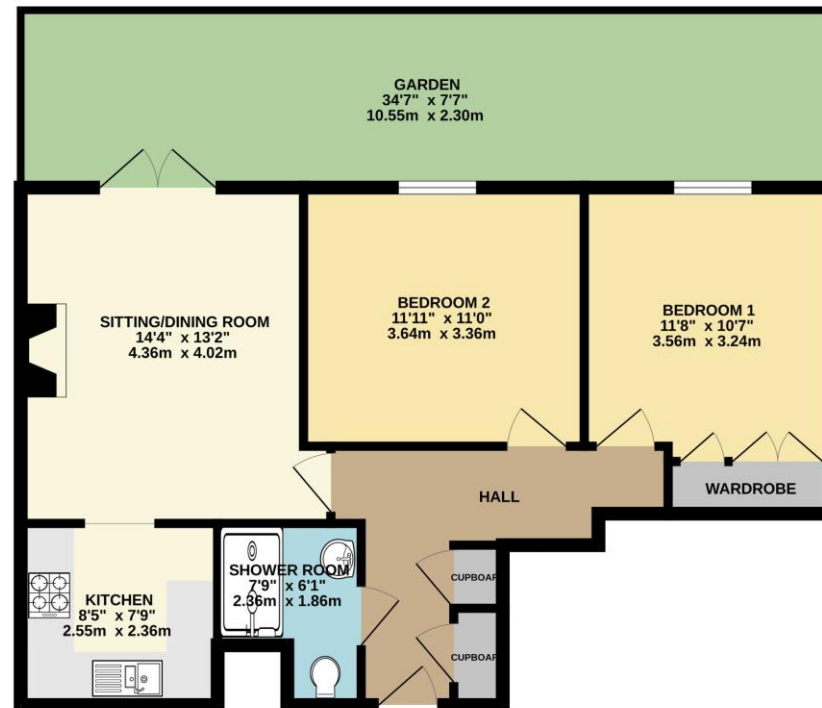
SERVICE CHARGE: TBC

GROUND RENT: TBC

COUNCIL TAX BAND: D



GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 639 sq.ft. (59.4 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.

