



£790,000

8 Cutters Wharf, Shelly Road, Exmouth, Devon, EX8 1XS







**A beautifully presented three-storey, four-bedroom semi-detached townhouse, offering approximately 1205 sq ft, located in a prestigious waterside development and boasting uninterrupted marina views.**

**This spacious home offers stylish and versatile accommodation across three floors, perfect for modern family living.**

**Ideally situated within walking distance of the town centre, seafront, and train station.**

- Spacious kitchen/dining room with garden access
- Ground floor study/fourth bedroom
- Cloakroom
- First-floor sitting room with large Marina-view balcony
- 3 well-proportioned bedrooms across upper floors - Master bedroom with en-suite & balcony with Marina views
- Modern family bathroom on first floor
- Garage and driveway parking
- Offered with no onward chain

**LOCATION:** Cutters Wharf is ideally situated on the sought-after Exmouth Marina development, just steps from the beach and its three miles of golden sands — perfect for enjoying a wide range of watersports including kitesurfing, windsurfing, sailing, and water ski-ing.

The property is within easy walking distance of Exmouth's train and bus stations, as well as the town centre, which offers a great mix of shops (including a handy M&S Foodhall), cafes, restaurants, schools, and a modern sports centre with swimming pool. Right on your doorstep, the Marina itself is home to a vibrant selection of bars, restaurants, and retail outlets, creating a fantastic lifestyle opportunity in a truly unique setting.

#### **THE ACCOMMODATION COMPRISES (all room sizes approximate):-**

Opaque double glazed entrance door to:-

**HALLWAY** Radiator, coved ceiling, wood effect flooring, built-in under stairs cupboard, stairs leading to first floor, wooden doors leading off to:-

**KITCHEN/DINING ROOM 14' 7" (4.44m) x 10' 3" (3.12m)** Wood effect worktop surfaces with tiled splash backs, inset 1½ bowl stainless steel sink with drainer and mixer tap, Whirlpool gas hob, built-in cupboards and drawers under, built-in oven, space for upright fridge freezer and dishwasher, matching wall mounted cupboards with under

lighting and cooker hood, coved ceiling, downlighters, double radiator, wood effect flooring continuing from the hallway, double glazed double doors with double glazed side panels leading out onto the garden with views over the marina.

**BEDROOM 4/STUDY 11' 1" (3.38m) x 8' 6" (2.59m)** Double glazed window to the front, coved ceiling, radiator.

**CLOAKROOM 5' (1.52m) x 3' 6" (1.07m)** Enclosed flush low level W.C, wash hand basin with mixer tap, walls in half tiled surround, wood effect flooring, radiator, coved ceiling, extractor fan.

## FIRST FLOOR

**LANDING** Coved Ceiling, radiator, stairs leading up to the second floor, built-in airing cupboard housing hot water cylinder and shelving, doors leading off to:-

**SITTING ROOM 14' 7" (4.44m) x 10' 3" (3.12m)** A lovely bright room with a large double glazed window overlooking the marina, double glazed patio sliding doors onto the **BALCONY**, coved ceiling, downlighters, feature fireplace with a gas fire on a slate hearth.

**BALCONY 16' 3" (4.95m) x 10' (3.05m)** Large balcony with glass stainless steel balustrade with views across the marina and Exe Estuary. Potential to convert this area subject to the necessary consents.

**BEDROOM 3 9' 8" (2.95m) x 8' 3" (2.51m)** Double glazed window to the front, coved ceiling, radiator.

**BATHROOM 5' 10" (1.78m) x 5' 9" (1.75m)** Modern white suite comprising:- panelled bath in full tiled surround, mixer shower tap, low level enclosed flush W.C., wash hand basin with mixer tap in tiled splashback, double glazed window, coved ceiling, white rung radiator, extractor fan, shaver point.

## SECOND FLOOR

**LANDING** Double glazed window to the side, roof hatch, radiator, doors to:-

**BEDROOM 1 12' 3" (3.73m) x 10' 8" (3.25m)** Double glazed double doors with double glazed side panels leading out onto the balcony with views over the marina, two built in double wardrobes, coved ceiling, radiator, door to en-suite shower room and doors to:-

**BALCONY 14' 1" (4.29m) x 5' (1.52m)** Glass and stainless steel balustrade overlooking the Marina.



**EN-SUITE SHOWER ROOM 8' (2.44m) x 4' 5" (1.35m)** White suite comprising:- oversized shower cubicle in full tiled surround with built-in Mira shower and glass screen, enclosed low flush W.C., wash hand basin in tiled splashback with mixer tap, extractor fan, coved ceiling, downlighters, white runged radiator.

**BEDROOM 2 14' 1" (4.29m) x 8' 3" (2.51m)** Two double glazed windows to the front, coved ceiling, radiator.

**OUTSIDE** At the front of the property there is a small hard landscaped area alongside a driveway providing **OFF ROAD PARKING** for one car, which in turn leads to the...

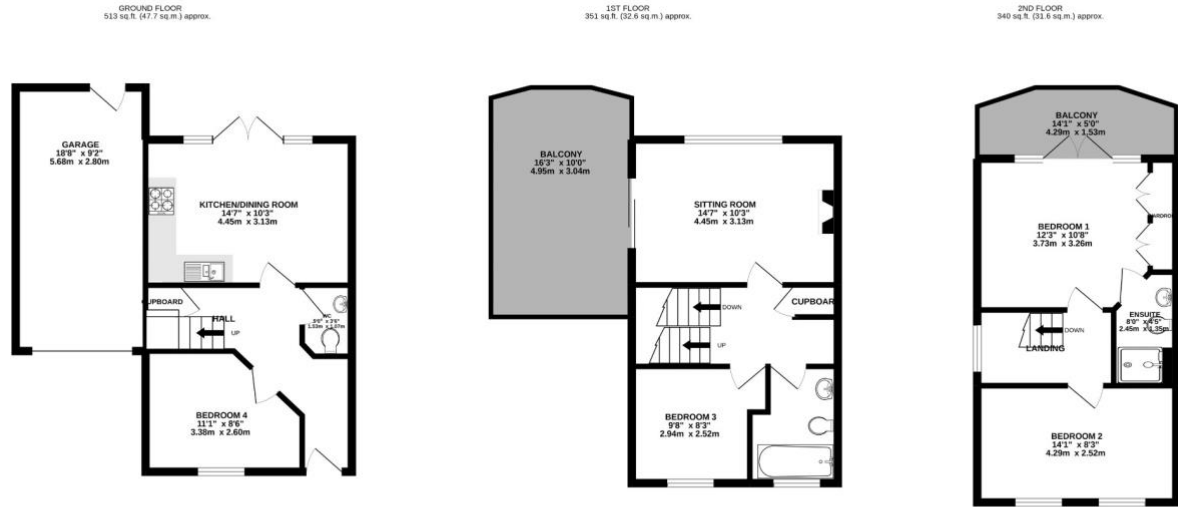
**SINGLE GARAGE 18' 8" (5.69m) x 9' 2" (2.79m)** Electric roller door. Power and light. Rear pedestrian door from the courtyard garden.

**REAR** To the rear is a particularly large paved courtyard garden for a house of this type, with a gate leading straight out onto the marina walkway. As previously mentioned, there is also a large patio balcony over the garage and an additional balcony off the main bedroom.

**DIRECTIONS** From Exeter, proceed on the A376 to Exmouth, follow the signs towards the town centre along Marine Way. Take the second exit off the roundabout by Exmouth Train Station and then the second exit of the subsequent roundabout into Langerwehe Way. Turn left into Shelly Road where you will see the entrance to the Exmouth Quay development. Proceed along this road and just after the road bends to the left, Cutters Wharf can be found along here on the left hand side.

**What3Words**///mugs.food.assembles

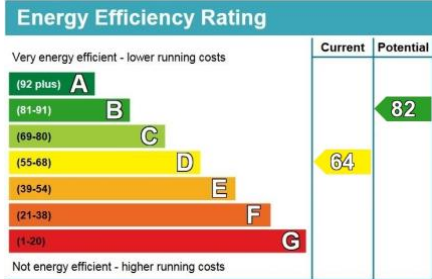
**TENURE:** Freehold  
**COUNCIL TAX BAND:** E



**TOTAL FLOOR AREA:** 1205 sq.ft. (111.9 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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**Please Note**

Items shown in photographs are not included unless specifically mentioned within the sales particular, 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.

