



Guide Price £695,000
10 Clipper Wharf, Shelly Road, Exmouth, Devon, EX8 1XR



A unique and highly individual detached three storey town house enjoying a fine sunny aspect and some views over the marina.

- An individual and spacious modern detached three storey town house forming part of Exmouth Quay
- Light and airy entrance hall and cloakroom
- Spacious ground floor kitchen/dining room with doors leading out to the rear garden
- Ground floor family room/bedroom 4
- Large first floor sitting room with its own private balcony
- Three further bedrooms arranged over the first and second floors
- The master bedroom has its own en-suite shower room/w.c. and there is also a family bathroom/w.c.
- Gas central heating and UPVC double glazing
- Well maintained and low maintenance enclosed gardens
- detached garage, adjoining car port and driveway parking
- No chain
- Council Tax Band = E
- EPC = C

Worth viewing because...

Another superb feature is the garage, car port, and driveway parking. The property is being sold with no onward chain.

In more detail...

This is a rare and exciting opportunity to purchase a highly individual detached three storey town house at Exmouth Quay overlooking some of the marina. It is well placed for the sun enjoying a South Westerly low maintenance rear garden and balcony. Another superb feature is the driveway parking, detached garage and adjoining car port. The accommodation is particularly versatile featuring a spacious kitchen/dining room on the ground floor together with a cloakroom and family room/bedroom 4. On the first floor is an impressive size sitting room with doors out to the balcony. The remaining three bedrooms are arranged over the first and second floors with the master bedroom having its own en-suite shower room/w.c. There is also a modern family bathroom/w.c. on the second floor. Other features include gas central heating, UPVC double glazing and private walled rear garden requiring minimal maintenance but providing an ideal area to sit out.

Location...

Exmouth is a vibrant and exciting coastal town, set at the mouth of the Exe estuary, the start of the Jurassic coastline; England's first Heritage site. The town offers a wonderful lifestyle for water sports enthusiasts, whether it be power boating, sailing, kite or wind surfing, fishing, waterskiing 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...

Clipper Wharf is just a short walk from the town centre with a good selection of shops, restaurants, a Marks & Spencer Simply Food Store and train service with regular services along the Exe estuary to Lympstone, Topsham and Exeter. There are 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 Rock Fish Café.

Measurements

Kitchen/dining room – 21'1" (6.42m) x 12'3" (3.74m)

Family room/bedroom 4 – 9'1" (2.77m) x 8'3" (2.51m)

Sitting room – 21'1" (6.42m) x 14'8" (4.47m) maximum measurements.

Bedroom 3 – 10'6" (3.20m) x 9'3" (2.82m)

Master bedroom – 14'4" (4.37m) x 11'0" (3.35m)

Bedroom 2 – 11'4" (3.45m) x 9'7" (2.92m)

Garage – 18'6" (5.64m) x 9'5" (2.87m)

Carport – 19'2" (5.84m) x 8'4" (2.54m)

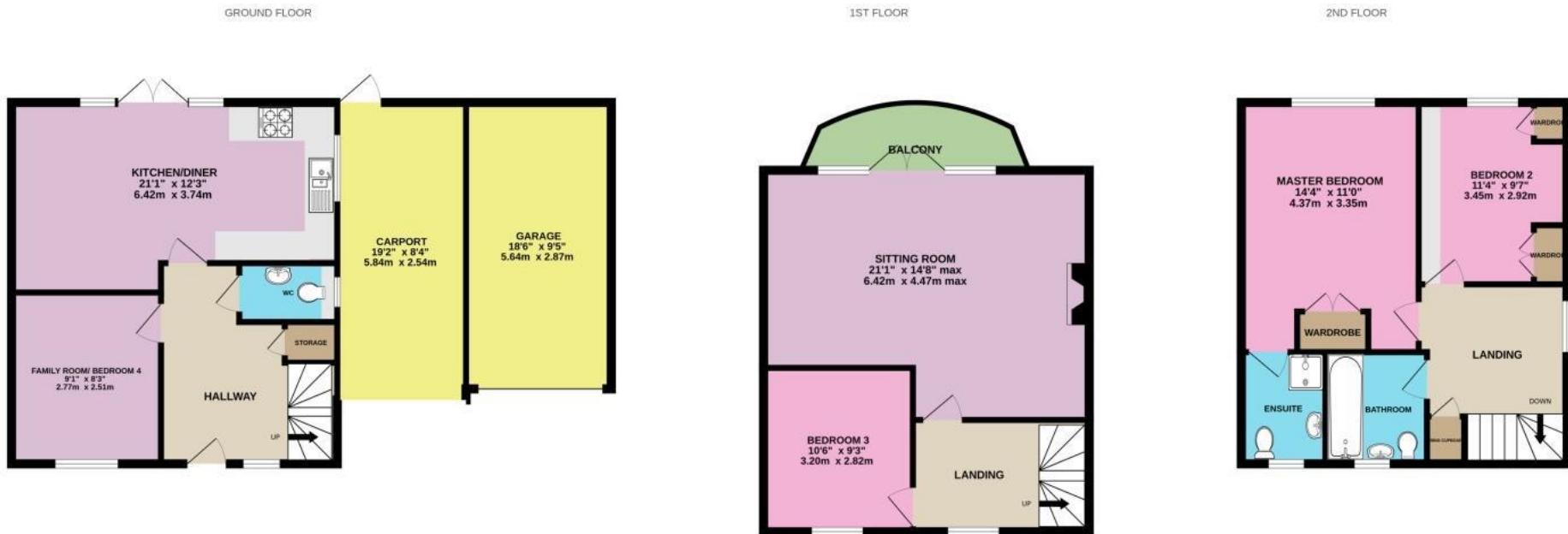
Services: All mains services are connected

Tenure & outgoings: - The property is Freehold. There is a service charge for the year commencing 01/01/26 = £1,561.99. Estate management fee for 12 months commencing 01/01/26 = £88.83. Both are payable to Crown Property Management in Torquay who are the managing agents for Exmouth Quay.

Directions

What3words://input.dumps.defend





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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 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.