



£535,000

1 Estuary Court, Camperdown Terrace, Exmouth, Devon, EX8 1XY





A beautifully presented modern four-bedroom townhouse arranged over three floors, enjoying stunning views across the Exe Estuary towards Lymptone Manor and Exeter. The property benefits from a low-maintenance garden, balcony, garage, and parking, all conveniently located within walking distance of the town centre, train station, and seafront.

- **Bright sitting room with sliding doors onto a decked balcony**
- **Modern kitchen/dining room with garden access**
- **4 Bedrooms - Principal bedroom with Juliette balcony & en-suite shower room**
- **Family bathroom**
- **Ground floor cloakroom**
- **Double glazing & Gas central heating**
- **Air conditioning in Sitting Room & Bedroom 1**
- **Easy maintenance courtyard garden**
- **Single garage with additional off-road parking**

DESCRIPTION: This modern four-bedroom townhouse is positioned adjacent to the Exe Estuary with gorgeous evening sunsets across the water towards Lymptone Manor and Exeter. The light-filled sitting room opens onto a decked balcony, creating the perfect spot to relax and take in the views. The modern kitchen/dining room opens directly onto a low-maintenance garden, while the principal bedroom features a Juliette balcony and en-suite. Air conditioning in key rooms ensures comfort year-round. With a ground-floor cloakroom, family bathroom, and three further bedrooms, the home blends style and practicality. Outside, a single garage and off-road parking complement the paved courtyard garden. Just a level walk to the town centre, train station, marina, and dog-friendly Shelly Beach, this property offers a fantastic waterside lifestyle.

SITUATION: The property enjoys a prime location adjacent to the Exe Estuary and Exmouth Marina, in a convenient, level setting within easy walking distance of the town centre, train station, and seafront. Shelly Beach is right on the doorstep, ideal for family days out, picnics, scenic strolls, and dog walks, while the nearby Imperial Recreation Ground provides a wonderful open space for children to play and families to enjoy the outdoors. Just a few minutes' walk brings you to the Exe Sailing Club and the bustling Marina, where The Point café offers breakfast, lunch, or coffee with a view of the water. For evenings out, The Beach Pub is popular with locals, serving excellent food and hosting live entertainment at weekends. Exmouth itself boasts over three miles of golden sands and is nationally recognised as a hub for water sports, including kitesurfing, sailing, and windsurfing. The town features a vibrant shopping centre, leisure and entertainment facilities, a cinema, sports amenities, an M&S Food Hall, and a wide range of restaurants. Nearby Woodbury Common offers extensive heathland and woodland, perfect for walking, cycling, and riding. The historic Cathedral City of Exeter is just 12 miles away by road or rail, providing an Intercity railway station, international airport, motorway access, and major shopping facilities.

The accommodation comprises (all measurements are approximate):-

GROUND FLOOR

Opaque glazed entrance door to...

HALLWAY. Stairs lead up to first floor. Tiled floor. Chrome radiator. Built-in storage cupboard housing a Vaillant gas fired boiler. Door lead off to...

CLOAKROOM 4' 2" (1.27m) x 3' 9" (1.14m):

White suite with low level WC. Wash hand basin with mixer tap in tiled splashback. Tiled floor. Chrome radiator. Extractor fan.

KITCHEN / DINING ROOM 18' 6" (5.64m) x 13' 3" (4.04m):

Modern fitted kitchen comprising worktop surfaces in tiled splashback. Inset stainless steel sink with drainer and mixer tap. Cupboards and drawers under with Rangemaster cooker with four electric plate top. Cupboards and drawers under. Chrome radiator. Fully tiled floor with electric underfloor heating. Sliding double glazed doors leading out onto the rear garden. Door to...

UTILITY ROOM / PANTRY. Plumbing for washing machine. Space for appliances and shelving. Tiled floor.

BEDROOM 4 8' 8" (2.64m) x 7' 4" (2.24m): Double glazed window to front. Tiled floor. Chrome radiator.

FIRST FLOOR

LANDING. Double glazed window to side. Wood flooring. Chrome radiator. Stairs lead up to the second floor. Doors lead off to...

SITTING ROOM 13' 10" (4.22m) x 13' 3" (4.04m):

Bright and spacious room with double glazed sliding patio doors to the rear which lead onto a decked **BALCONY** 11' 8" (3.56m) x 4' 9" (1.45m): all with views over the Exe Estuary towards Lypstone Manor and up towards Exeter. Wall mounted air conditioning unit. Two chrome radiators. Wood flooring.

BEDROOM 3 11' 8" (3.56m) x 9' 6" (2.90m): Double glazed window to front. Radiator. Wood flooring.

BATHROOM 6' 6" (1.98m) x 5' 7" (1.70m):

White suite comprising panelled bath with built-in mixer shower tap and glass screen. Low level WC. Stainless steel wash hand basin with mixer tap. Chrome runged radiator. Tiled floor. Built-in mirrored medicine cabinet. Tiled floor. Light with shaver point. Downlighters. Glass brick wall borrowing light from the sitting room.

SECOND FLOOR

LANDING. Double glazed window to side. Hatch to roof. Wood flooring. Doors to...



BEDROOM 1 14' 3" (4.34m) x 13' 3" (4.04m):

Double glazed window to side and double glazed sliding doors with Juliette balcony to the rear again with fantastic views across the Estuary, towards Lymptone Manor and up towards Exeter. Wall mounted air conditioning unit. Wood flooring. Chrome radiator. Towel rail. Door to...

EN-SUITE 6' 2" (1.88m) x 5' 7" (1.70m):

Corner shower cubicle with built-in shower. Low level WC. Pedestal wash hand basin with mixer tap. Chrome radiator. Tiled floor. Downlighter. Electric underfloor heating.

BEDROOM 2 11' 8" (3.56m) x 11' 4" (3.45m):

Double glazed window to front and to side. Chrome radiator. Wood flooring.

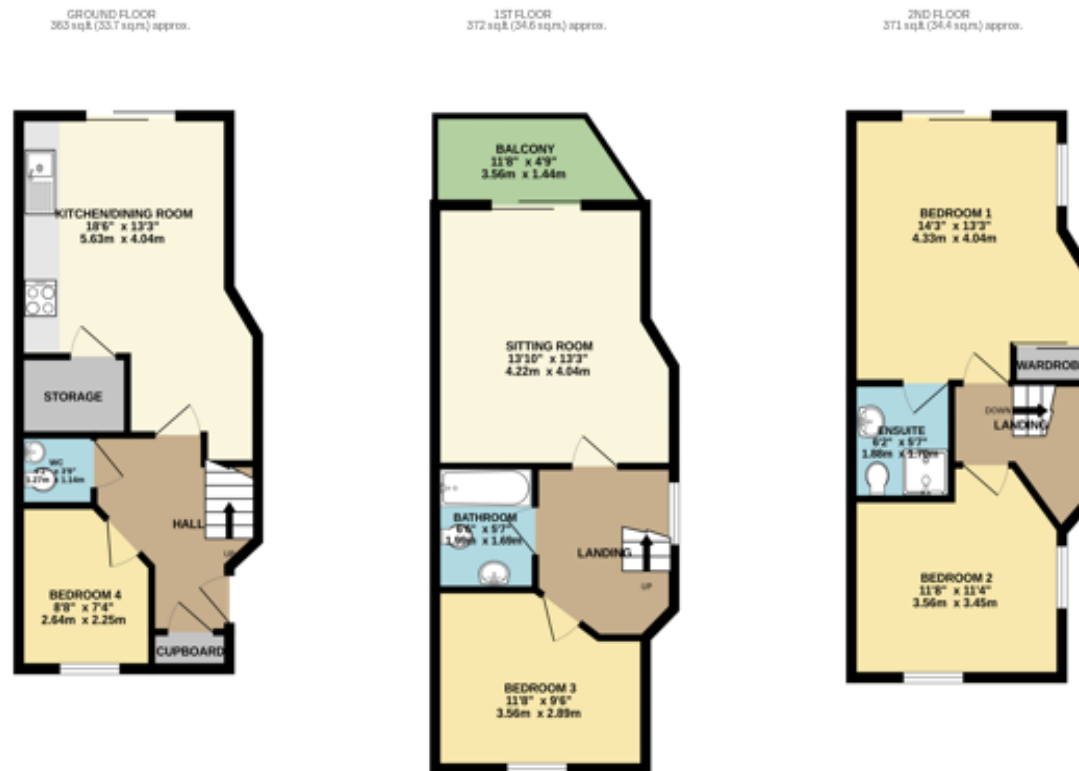
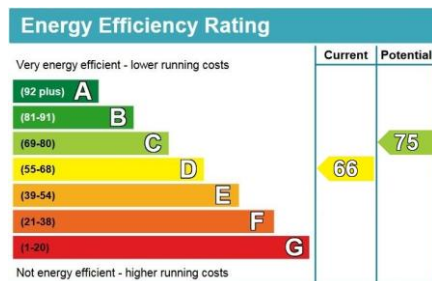
OUTSIDE:

The property has the benefit of a **SINGLE GARAGE** with power and light and **PARKING SPACE** in front. To the rear of the property is a fully paved garden with a wall and rail enclosure.

WHAT3WORDS: ///briefing.joyously.cubic

TENURE: Freehold

COUNCIL TAX BAND: E - £3150.00



TOTAL FLOOR AREA: 1105 sq ft (102.7 sq m) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 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.

