



£560,000
12 Ropewalk House, Shelly Road, Exmouth, Devon, EX8 1XU



Top floor two bedroom marina apartment enjoying stunning views across the marina, through the bridge and towards Dawlish Warren, with a south-facing balcony, all within a short level walk of the seafront, town centre and train station.

- **Spacious sitting/dining room with balcony access**
- **Kitchen/breakfast room with built-in appliances**
- **Two double bedrooms - Master with en-suite**
- **Separate shower room**
- **South-facing balcony enjoying the afternoon and evening sun**
- **Gas central heating & Double glazing**
- **Security entry system & Lift access to all floors**
- **Private garage with electric roller door and useful storage above**
- **Parking space in front of garage**
- **No onward chain**

DESCRIPTION: Situated on the top floor of this sought-after marina development, this spacious two double bedroom apartment enjoys stunning elevated views across the marina, through the bridge towards the sea and between the opposite apartment buildings towards Dawlish Warren. To the front, there are pleasant views towards A la Ronde.

The well-proportioned accommodation comprises a generous sitting/dining room opening onto a south-facing balcony, enjoying the afternoon and evening sun, a fitted kitchen/breakfast room, two double bedrooms, an en-suite shower room to the principal bedroom and a separate shower room.

Further benefits include lift access to all floors, secure entry system, a private garage with electric roller door and useful storage above, together with a parking space in front. Offered for sale with no onward chain, this is an excellent opportunity to acquire a well-positioned waterside apartment close within a level walk of the town centre.

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

ENTRANCE. Security telephone entry system with glazed door to...

COMMUNAL HALLWAY. Stairs and lift to all floors.

THIRD FLOOR

Private entrance door to the apartment.

HALLWAY. Coved ceiling. Hatch to roof with large loft space. Radiator. Security telephone system. Built-in storage cupboard with shelving.

SITTING / DINING ROOM 24' 1" (7.34m) x 13' 3" (4.04m):

Bright and spacious room with double glazed window and double glazed door to the rear of the property which overlooks the Marina, through the bridge and out to sea and views in-between Regatta Court and Madison Wharf across to Dawlish Warren. Coved ceiling. Radiator. Electric heater. Feature electric fireplace with wooden mantel hearth.

KITCHEN BREAKFAST ROOM 14' 7" (4.44m) x 10' 8" (3.25m):

Double glazed window to front with views over Exmouth toward A la Ronde. Wood effect worktop surfaces in tiled splashback with Neff five ring gas hob with a stainless steel splashback. Inset one and a half bowl sink and drainer with mixer tap. Cupboards and drawers under with space for fridge freezer, dishwasher and washing machine. Built-in Neff oven. Matching wall mounted cupboards and stainless steel cooker hood. Two glass fronted display cabinets. Corner cupboard concealing the gas fired Worcester combi boiler. Coved ceiling. Slate effect flooring. Radiator. Downlighters.

BEDROOM 1 14' (4.27m) x 11' 8" (3.56m):

Double glazed window to rear aspect enjoying stunning views over the Marina, through the bridge and out to sea, and views in-between Regatta Court and Madison Wharf across to Dawlish Warren. Coved ceiling. Built-in triple wardrobe. Radiator. Door to...

EN-SUITE BATHROOM 8' (2.44m) x 7' 9" (2.36m):

Modern white suite comprising large corner fully tiled shower cubicle with twin-headed shower. Circular wash hand basin with mixer tap set in a vanity unit with storage underneath. Enclosed flush low level W.C. Stone effect flooring. White runged radiator. Walls in full tiled surround. Mirrored medicine cabinet with lighting above. Coved ceiling. Downlighters. Extractor fan.

BEDROOM 2 11' 4" (3.45m) x 9' 8" (2.95m):

Double glazed window to front aspect with views towards A la Ronde. Coved ceiling. Radiator.

SHOWER ROOM 5' 8" (1.73m) x 5' 7" (1.70m):

Modern white suite comprising corner shower cubicle in full tiled surround with built-in shower. Low level enclosed flush W.C. Wash hand basin with mixer tap set in a half depth vanity unit with storage under. Walls in half height tiled surround with chrome trims. Double glazed opaque window to the front. Chrome runged radiator. Additional electric heater. Coved ceiling. Downlighters. Wood effect flooring.



GROUND FLOOR
903 sq.ft. (83.8 sq.m.) approx.

OUTSIDE: The property benefits from having its own **GARAGE** with roller door. Storage above. There is **PARKING SPACE** in front of the garage.

SOUTHERLY FACING BALCONY 14' 4" (4.37m) x 5' 5" (1.65m): Accessed from the sitting / dining room. Glazed and stainless steel balustrade. Stunning views over the marina and towards the mouth of the Estuary beyond. Courtesy light. Timber decked flooring.

AGENTS NOTE: The property can be offered fully furnished by separate negotiation if required.

COUNCIL TAX BAND: E- £3150.00

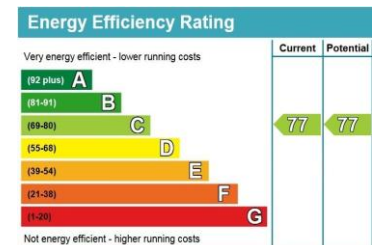
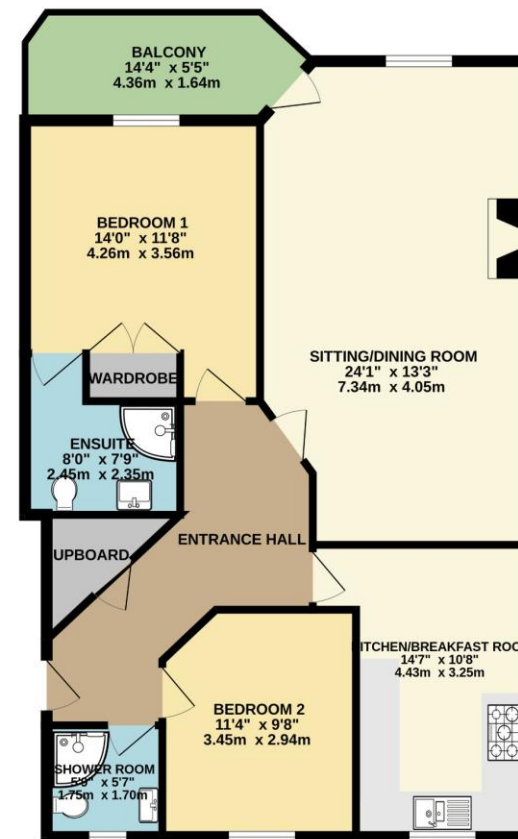
TENURE Leasehold 125 years from 1999

MAINTENANCE £3,700.00 per annum

GROUND RENT £262.00 per annum

DIRECTIONS: On entering Exmouth from Exeter on the A376, proceed towards the town. At the roundabout take the second exit by M&S and the train station onto 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, Ropewalk House is the third turning on the left hand side.

WHAT3WORDS: ///will.mailer.launcher



TOTAL FLOOR AREA : 903 sq.ft. (83.8 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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Telephone:
01395 265530
Email:
exmouth@hallandscott.co.uk
Website:
www.hallandscott.co.uk
Address:
Unit 2, Pierhead, Exmouth, Devon, EX8 1DU

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.