



£495,000  
13 Regatta Court, Shelly Road, Exmouth, Devon, EX8 1AN



**Well-presented 2 bedroom apartment benefitting from two balconies to the front and rear, fantastically positioned to enjoy wonderful, ever-changing views across the Exe Estuary, the Marina entrance and towards Dawlish Warren. Ideally located within easy, level walking distance of the town centre, train station and seafront.**

- **Open plan kitchen/dining/living area**
- **2 Double bedrooms - Master with en-suite shower room**
- **Separate family bathroom**
- **Large balcony to the front running the full width of the apartment with estuary views**
- **Further balcony to the rear overlooking the marina entrance and with views across to Dawlish Warren**
- **Double glazing & Underfloor heating**
- **Lift to all floors**
- **Secure undercover parking space**
- **Visitors parking**
- **No onward chain**

**DESCRIPTION:** This beautifully presented two-bedroom apartment enjoys spectacular views to both the front and rear and offers a fantastic Marina lifestyle with TWO balconies, including a superb full-width balcony overlooking the Exe Estuary towards the Haldon Hills.

The unusual dual-aspect position means the apartment enjoys ever-changing views in both directions. From the front, the impressive outlook stretches across the Exe Estuary to the Haldon Hills beyond, whilst to the rear there are wonderful views across the Marina and through the Marina entrance towards Dawlish Warren. The main bedroom also benefits from its own private balcony overlooking the Marina entrance. Inside, the bright and spacious accommodation includes a generous open-plan sitting/dining room and modern fitted kitchen, two double bedrooms, an en-suite shower room and separate guest bathroom.

Further benefits include underfloor heating, video entry system, lift access and allocated parking in the secure garage beneath Regatta Court, together with gated visitors' parking.

An exceptional opportunity to enjoy the best of the Marina, with fabulous views, two balconies and no onward chain.

**LOCATION:** Regatta Court 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 measurements are approximate):-**

## GROUND FLOOR

**COMMUNAL ENTRANCE.** Stairs and lift up to the first floor. Glazed door leading to the communal hallway.

## FIRST FLOOR

Private entrance door leading to...

**HALLWAY.** Tiled floor. Underfloor heating. Coved ceiling. Two uplighters. Video entry phone. Built-in airing cupboard housing gas fired boiler and mains pressure hot water cylinder. Doors leading off to...

**OPEN PLAN SITTING / DINING / KITCHEN** 19' (5.79m) x 17' 9" (5.41m): A particularly bright and spacious room with tiled flooring throughout and underfloor heating. Coved ceiling. Double glazed door leading out onto the balcony and further double glazed window to the rear, all with views over the Exe Estuary and hills beyond.

**KITCHEN AREA:** Corian worktop surfaces with matching upstands and glass splashbacks. Ceramic Neff hob. Inset stainless steel sink with grooved drainer, mixer tap and insinkerator. Glass fronted handleless cupboards and drawers under with integrated washer/dryer, dishwasher and fridge with freezer compartment. Matching wall mounted cupboards with underlighting. Built-in Neff stainless steel oven. Downlighters. Two wall lights.

**BEDROOM 1** 14' 7" (4.44m) x 9' 1" (2.77m): Double glazed window overlooking the marina entrance. Double glazed door leading out onto the second balcony. Coved ceiling. Two wall lights. Underfloor heating. Two built-in wardrobes. Door to...

**EN-SUITE SHOWER ROOM** Fully tiled oversized shower cubicle with built-in shower, split-fold glass screen with rain head unit and hand-held shower. Wall hung wash hand basin in tiled splashback with mixer tap and cupboard under. Enclosed flush low level W.C. Walls in full tiled surround. Tiled floor with underfloor heating. Chrome rung radiator. Large mirror. Shaver point. Downlighters. Extractor fan.

**BEDROOM 2** 9' 3" (2.82m) x 8' 8" (2.64m): Double glazed window overlooking the marina entrance. Coved ceiling. Underfloor heating.



**BATHROOM** Modern suite comprising double ended bath with central mixer shower tap in fully tiled surround. Enclosed flush low level W.C. Wall hung wash hand basin in tiled splashback with cupboard under and mixer tap. Large fitted mirror. Walls in full tiled surround. Tiled floor with underfloor heating. Chrome runged radiator. Shaver point. Extractor fan. Downlighters.

**BALCONY** 19' 9" (6.02m) x 6' 4" (1.93m): Accessed off the sitting room measuring the full width of the apartment. This superb balcony has wonderful views over the Exe estuary and hills beyond.

**SECOND BALCONY** 9' 1" (2.77m) x 4' 1" (1.24m): Accessed via the main bedroom. Overlooking the marina entrance.

**PARKING:** Allocated parking space in the secure garage beneath Regatta Court. There is also visitors parking.

**WHAT3WORDS**/// polices.loudness.recitals

**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. Regatta Court can be found at the very end of this road.

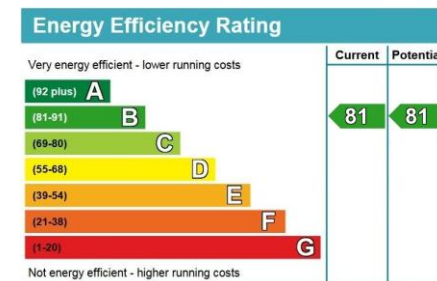
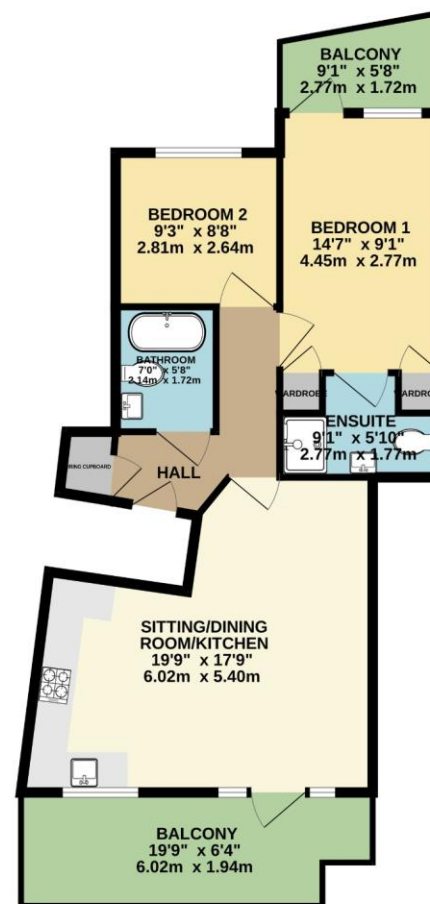
**SERVICE CHARGE:** £2798.00 per annum

**GROUND RENT:** £476.00 per annum

**COUNCIL TAX BAND:** D - £2,595

Local Authority: East Devon.

FIRST FLOOR  
657 sq.ft. (61.0 sq.m.) approx.



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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.

