



£379,950
13 Clipper Wharf, Shelly Road, Exmouth, Devon, EX8 1XR



Unique two-bedroom coach house
With a large decked balcony, garage and parking,
situated within the sought-after Exmouth Marina development.

Private ground floor entrance
Open plan kitchen / sitting / dining room
2 Double bedrooms
Shower room

Large decked balcony

Garage with remote controlled door, power and light
Parking

Close to amenities and beaches

DESCRIPTION: This rather unique coach house enjoys its own private ground floor entrance with a large single garage beneath with powered door and lighting. The accommodation is well planned with two generous bedrooms, a modern shower room and a lovely recently fitted kitchen with built-in appliances. The large sitting/dining room is a particular feature with ample room for a generous sofa and dining table. Large sliding patio doors lead onto a generous decked balcony providing a fine entertaining space and a true rarity within the marina.

LOCATION: Clipper Wharf is located on the edge of the prestigious Exmouth Marina development and just a few steps from Shelly Beach with its ever-changing view. Exmouth beach is on the doorstep, 3 miles of golden sands, perfect for a range of watersport activities including kitesurfing, windsurfing, sailing and water-skiing. The property is within easy walking distance of the train & bus station and Exmouth town centre, with its variety of shops, including a very convenient Marks & Spencer food hall, bars, restaurants, schools, modern sports centre with swimming pool and various other amenities. In the immediate vicinity around the Marina are a good range of bars, restaurants and retail outlets.

The accommodation comprises (all measurements are approximate):

GROUND FLOOR

Opaque double glazed door to the...

ENTRANCE HALL. Radiator. Double glazed window to side. Stairs to first floor.

FIRST FLOOR

LANDING. Hatch to roof. Coved ceiling. Radiator. Wood effect flooring. Doors leading off to the bedrooms and shower room. Opening through to the...

OPEN PLAN KITCHEN / SITTING / DINING ROOM 27' 7" (8.41m) x 15' 1" (4.60m):

SITTING / DINING AREA: Double glazed window to front and double glazed sliding doors onto the rear balcony. Wood effect flooring throughout. Timber panelled walls.

KITCHEN AREA: Modern fitted kitchen with solid wood worktop surfaces with inset AEG four ring electric induction hob. Cupboards and drawers under with integrated dishwasher, oven and microwave. Space for free standing fridge freezer. Continuing worktop surface with matching upstands with inset one and a half bowl sink with mixer

tap. Wall mounted Vaillant gas fired combi boiler. Ceiling extractor. Downlighters. Two white rungged radiators. Door concealing a **UTILITY CUPBOARD** with plumbing for a washing machine and a stacked tumble dryer.

BEDROOM 1

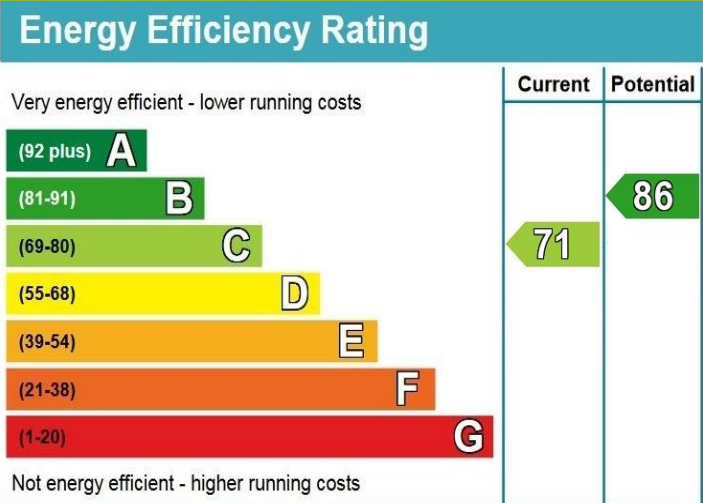
15' 2" (4.62m) x 11' 5" (3.48m): Double glazed window to rear overlooking the balcony. Coved ceiling. Radiator. Downlighters. Wood effect flooring. Fitted mirrored triple wardrobe.

BEDROOM 2

9' 9" (2.97m) x 8' 7" (2.62m): Double glazed window to front. Coved ceiling. Wood effect flooring. Radiator.

SHOWER ROOM

8' 7" (2.62m) x 4' 7" (1.40m): Large walk-in shower cubicle in full tiled surround with twin headed shower with Victorian style glass screen. Low level WC. Wash hand basin with mixer tap set in a vanity top with mixer tap and storage under. Continuing walls in half height tiled surround. Opaque double glazed window. Downlighters. Extractor fan. Black rungged radiator.



OUTSIDE

BALCONY

26' 7" (8.10m) x 10' (3.05m): Large full width decked balcony with glass and stainless steel balustrade.

GARAGE

19' 3" (5.87m) x 8' 10" (2.69m): Remote controlled roller door, power and light.

SERVICES: All mains services are connected.

COUNCIL TAX BAND: D - £2322.68

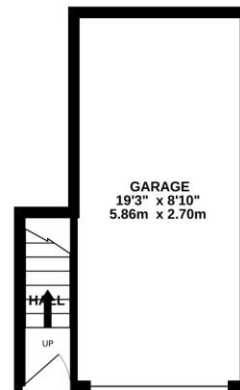
TENURE & OUTGOINGS:

Leasehold - 125 years from 1999. We are informed the **service charge** is approximately £2600.00 per annum and the **ground rent** £250.00 per annum.

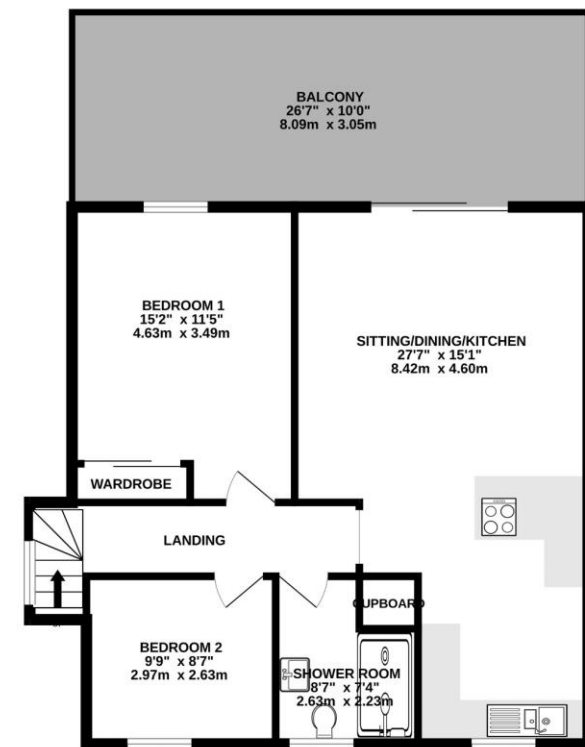
DIRECTIONS: On entering the town, go past the train station along Marine Way, at the roundabout bear to the right onto Imperial Road. At the next roundabout head straight across along Langerwehe Way and left onto Shelly Reach. Follow the road round where Clipper Wharf can be found on the right hand side.

WHAT3WORDS ///pops.reverted.pits

GROUND FLOOR
195 sq.ft. (18.1 sq.m.) approx.



FIRST FLOOR
741 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (87.0 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.
Made with Metropix ©2024

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.

