



£750,000

15 Regatta Court, Shelly Road, Exmouth, EX8 1AN



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**Purpose built, well presented and stylish second floor waterside apartment with outstanding sea views.**

**The property offers spacious accommodation of approximately 1248 sq. ft. and has the benefit of a dual aspect balcony and secure undercover parking.**

**Open Plan Sitting/Dining Room**

**Modern Kitchen**

**Three Double Bedrooms**

**Generous Master En-suite**

**Large Bathroom with Walk -in Shower**

**Underfloor Heating**

**Balcony With Stunning Views**

**Security Video Entry System**

**Undercover Parking**

**No Chain**

Located on Exmouth Marina, Regatta Court is a highly desirable development completed in 2008. It is a short level walk to the town centre which has a good selection of shops, restaurants, M & S Foodhall and a train station with regular services along the Exe Estuary to Lymptone, Topsham & Exeter. There are also passenger ferries from Exmouth to Starcross & Topsham. Exmouth is known nationally as a regional centre for water sports activities - especially kitesurfing, sailing & windsurfing. There is a pedestrian bridge from Regatta Court to the marina surround which has a variety of individual shops, restaurant and cafe.

**The accommodation comprises (all measurements are approximate):-**

**ENTRANCE** Communal entrance door with stairs and lift leading up to the second floor.

**PRIVATE ENTRANCE DOOR** Leading through to:-

**HALLWAY** Solid wood flooring. Underfloor heating. Video entry system. Coved ceiling. Built-in storage cupboard with shelving, housing the hot water cylinder. Corner storage cupboard housing the gas fired combi boiler. Manifold for the underfloor heating. Doors leading off to:-

**OPEN PLAN SITTING/DINING ROOM 24' 10" (7.57m) x 19' 5" (5.92m)**

An impressive and bright spacious room comprising:-

**SITTING AREA:-** Floor to ceiling double glazed windows with sliding doors leading out to the BALCONY. Solid wood flooring with underfloor heating which continues into the

**Dining Area:-** Double glazed window looking out onto the marina. Coved ceiling. Glazed double doors leading through to:-

**KITCHEN 12' 2" (3.71m) x 9' 6" (2.90m)** Door leading back to the hallway. Light stone worktop surfaces with matching upstands. White sink unit with 1½ bowl drainer with mixer tap. Insinkerator. Inset Neff ceramic hob. Cupboards and drawers under with integrated fridge freezer, dishwasher and washer dryer. Built-in Neff oven and combination microwave oven. Neff stainless steel and glass cooker hood. Matching wall mounted cupboards with underlighting. Wood flooring with underfloor heating. Downlighters. Coved ceiling.

**BEDROOM 1 15' (4.57m) x 9' 9" (2.97m)** Double glazed window to the side with views over the marina entrance and out to sea. Triple mirrored fitted wardrobe. Coved ceiling. Underfloor heating. Door leading through to:-

**EN-SUITE 10' 8" (3.25m) x 6' 6" (1.98m)** A generous size en-suite comprising:- panelled bath in full tiled surround with central mixer shower tap. Wall hung wash hand basin with mixer tap and cupboard under. Enclosed flush low level W.C. Large walk-in shower with glass screen and twin headed shower unit. Opaque double glazed window to the side. Chrome rung radiator. Tiled floor. Tiled shelved recess with a full size mirror. Extractor fan. Downlighters. Underfloor heating.

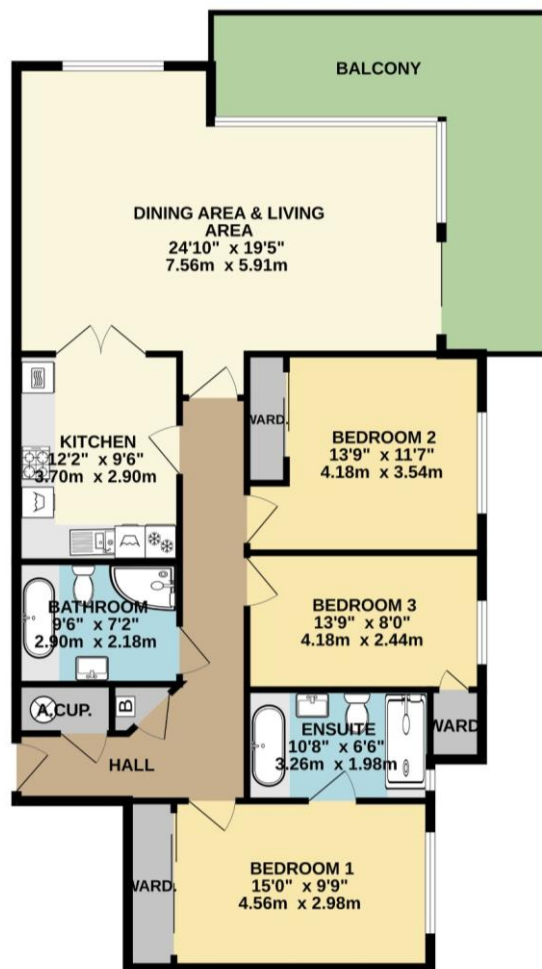
**BEDROOM 2 13' 9" (4.19m) x 11' 7" (3.53m)** Double glazed window to the side with views over the marina entrance into the marina and out to sea. Coved ceiling. Underfloor heating. Fitted double mirrored wardrobe.

**BEDROOM 3 13' 9" (4.19m) x 8' (2.44m)** Double glazed window to the side with views over the marina entrance into the marina and out to sea. Coved ceiling. Underfloor heating. Built-in single deep wardrobe.

**BATHROOM 9' 6" (2.90m) x 7' 2" (2.18m)** A good size bathroom comprising:- tiled panelled bath with central mixer tap. Wall hung wash hand basin with mixer tap and cupboard under. Enclosed flush low level W.C. Corner shower cubicle with built-in shower. Walls in full tiled surround with vanity mirrors. Tiled floor with underfloor heating. Extractor fan. Downlighters. Chrome rung radiator. Shaver point.



Energy Efficiency Rating		
Very energy efficient - lower running costs	(92 plus) <b>A</b>	
	(81-91) <b>B</b>	85
	(69-80) <b>C</b>	
	(55-68) <b>D</b>	
	(39-54) <b>E</b>	
	(21-38) <b>F</b>	
	(1-20) <b>G</b>	
Not energy efficient - higher running costs		
	Current	Potential



TOTAL FLOOR AREA: 1248 sq.ft. (116.0 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.  
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**BALCONY** "L" shaped wrap around balcony with views of the marina, across to the marina entrance and out to sea. Ample space for table and chairs. Enclosed with a stainless steel balustrade.

**PARKING** On the ground floor is an undercroft providing a secure parking space. There is also a large shed where residents have an allocated area to store bikes.

**LEASEHOLD** - 125 years from April 2009

**GROUND RENT** - £458 per annum. Ground rent review:- November 2031

**SERVICE CHARGE** - £3,272, this includes £775.96 which is the service charge relating to the Estate which all properties at Exmouth Marina pay. This covers:- lift maintenance, cleaning the common parts (internal & windows), gate entry, landscape maintenance, general maintenance, fire alarm/emergency light testing, dry riser servicing, management fee, buildings insurance.

**COUNCIL TAX BAND F**

**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 roundabout 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.

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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.

