



£435,000  
17 The Moorings , Victoria Road, Exmouth, Devon, EX8 1DY





**Large ground floor apartment with an unusually large garden/terrace with views over the marina facing in a westerly direction.**

- **Open plan Sitting/Dining/Kitchen**
- **2 Bedrooms - Master with En-suite Shower Room**
- **Bathroom**
- **Double Glazing/Central Heating**
- **Covered Parking Space**
- **Direct Marina Path access**
- **No Onward Chain**

A rare opportunity to own a ground-floor apartment on Exmouth Marina, offering a unique combination of waterside living and convenient access to the town and train station – all within a level walk.

This well-presented ground floor apartment enjoys an extra-large courtyard garden, significantly more spacious than others on the development, with spectacular direct marina views – perfect for alfresco dining or simply enjoying the waterfront lifestyle. It also boasts a shower room as well as a separate

bathroom, a real added bonus compared to other apartments in the same building. The property has an allocated parking space and is offered with no onward chain.

**LOCATION:** This delightful apartment is situated directly on this superb marina development, positioned at the mouth of the River Exe with the sea front and esplanade adjacent. There is an excellent selection of restaurants, cafes and shops on the doorstep and the main shopping centre in Exmouth is approximately a 15 minute level walk away. The long sandy beach is just a few minutes walk, as is the delightful estuary walk and cycle track to Topsham. Exmouth is surrounded by the beautiful Devon Countryside, yet is only twelve miles by road or rail from the Cathedral City of Exeter with its intercity railway station, airport connection to the M5 motorway and all major shops and facilities

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

**GROUND FLOOR:**

Communal entrance door to the communal hallway. Private entrance door to the apartment.

**ENTRANCE LOBBY:** Solid wood flooring. Cloaks hanging space. Coved ceiling. Downlighters. Opening through to...

**HALLWAY:** A generous size hallway with a double cupboard, with shelf and space for washing machine and tumble dryer. Radiator. Solid wood flooring. Coved ceiling. Downlighters. Door leading off to...

**OPEN PLAN SITTING/DINING/KITCHEN:** 20' 4" (6.20m) x 19' 2" (5.84m): A generous size room with a double glazed window and double glazed double doors with matching side windows out onto the rear courtyard with views over the marina. The kitchen area has worktop surfaces with tiled splashbacks with inset gas hob and inset stainless steel sink with drainer and mixer tap. Integrated oven, dishwasher and fridge freezer. Matching wall mounted cupboards. Gas fired combi boiler. Wood flooring throughout. Coved ceiling. Downlighters. Two radiators.

**BEDROOM 1:** 12' 7" (3.84m) x 12' 3" (3.73m):

Double glazed double doors leading out onto the rear garden with matching double glazed side windows. Coved ceiling. Downlighters. Solid wood flooring. Door to...

**EN-SUITE:** 8' 2" (2.49m) x 6' 7" (2.01m): White suite comprising walk-in shower cubicle with fully tiled surround and built-in shower. Wash hand basin with mixer tap. Low level enclosed flush WC. Fitted storage and cupboards. White runged radiator. Tiled floor. Walls in full tiled surround. Coved ceiling. Extractor fan. Downlighters.

**BEDROOM 2:** 9' 7" (2.92m) x 9' (2.74m):

Double glazed window to the rear with views over the marina. Radiator. Triple fitted wardrobe. Downlighters. Coved ceiling. Wood flooring.

**BATHROOM:** 8' (2.44m) x 6' 7" (2.01m): White suite comprising panelled bath in full tiled surround with built-in shower and glass screen. Wash hand basin with mixer tap. Enclosed flush low level WC. Cupboards and drawer storage. White runged radiator. Tiled floor. Walls in full tiled surround. Coved ceiling. Downlighters. Extractor fan.



GROUND FLOOR  
831 sq.ft. (77.2 sq.m.) approx.

## OUTSIDE:

### COVERED PARKING SPACE.

Large paved patio 16ft x 4ft, gravelled area and direct gated access onto the marina walkway.

**DIRECTIONS:** From Exeter and Topsham, head towards Exmouth along the A376. On entering the town, follow the road and at the roundabout by the leisure centre bear right. At the next roundabout, bear left and then first right into Victoria Road. The Moorings is found towards the end of the road on the right hand side.

**WHAT3WORDS:** ///sandwiches.situation.retire

**TENURE:** Leasehold - 125 Years from 24th July 2009

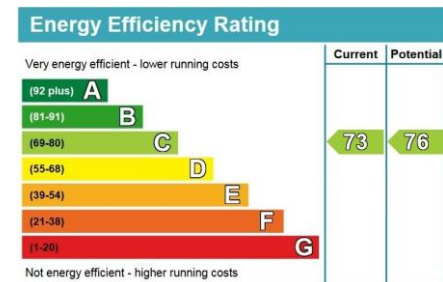
**MAINTENANCE CHARGE:** £2,097.00 per annum

**GROUND RENT:** £366.00 per annum

**COUNCIL TAX:** Band D - £2,433.97



TOTAL FLOOR AREA: 831 sq.ft. (77.2 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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## 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.

