



£925,000

4 Windward Court, Shelly Road, Exmouth, Devon, EX8 1FB





First floor purpose-built apartment with panoramic sea, warren and Exe estuary views facing in a south westerly aspect.

- Bright & spacious sitting/dining room with panoramic coastal outlook
- Kitchen/breakfast room with built-in appliances, sea & coastal views
- Three spacious bedrooms, including Master bedroom with coastal views and en-suite, and second double bedroom with en-suite
- Separate family bathroom
- Expansive 30ft south-west facing balcony
- Garage plus additional allocated parking space
- Double glazing and gas central heating throughout
- Lift to all floors
- Security entry system & Remote controlled security gates
- Prime waterfront location
- No onward chain

DESCRIPTION: Nestled in a prime waterfront location, this spacious and immaculately presented first-floor apartment boasts uninterrupted, ever-changing coastal views. With a generous 30ft south-west facing balcony, this home offers the perfect vantage point to soak in spectacular sunsets and watch the tides roll in. The light-filled living spaces and master bedroom all benefit from direct water views, creating a tranquil and scenic setting throughout the day. Offered with no onward chain, this is an exceptional opportunity to enjoy coastal living at its finest. This apartment really must be seen to fully appreciate the incredible views.

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

Communal entrance door with lift and stairs leading up to the first floor.

FIRST FLOOR

Private entrance door to the apartment.

ENTRANCE HALL. Coved ceiling. Downlighters. Radiator. Built-in double linen cupboard. Built-in double cloaks cupboard. Built-in airing cupboard housing shelving and hot water cylinder. Doors lead off to...

SITTING / DINING ROOM

Sitting area 15' 9" (4.80m) x 15' 1" (4.60m) & **Dining area** 14' 4" (4.37m) x 8' 9" (2.67m):

A bright impressive room with large double glazed windows to the side and to the rear. Double glazed double doors to the rear and a further double glazed door leading onto the balcony, all with incredible panoramic views out to sea, across to Dawlish Warren and up the Exe Estuary towards the Haldon Hills. Coved ceiling. 3 Radiators.

KITCHEN BREAKFAST ROOM 17' (5.18m) x 12' 3" (3.73m): Double glazed window to front and double glazed, double doors to side all with stunning panoramic views out to sea, across to Dawlish Warren and up the Exe Estuary towards the Haldon Hills. The kitchen has roll edge worktop surfaces in tiled splashback with one and half bowl double drainer sink with mixer tap. Inset AEG four ring electric hob and two ring gas hob. Wood effect fronted cupboards and drawers under. Built-in AEG double oven and microwave. Fitted fridge and freezer, washing machine and dishwasher. Wall mounted cupboards with cooker hood. Coved ceiling. Downlighters.

BEDROOM 1 19' 6" (5.94m) x 14' 10" (4.52m): A large bright and spacious room with double glazed windows and double glazed doors leading out onto the balcony with views over the Exe Estuary and the Haldon Hills. Coved ceiling. Downlighters. Two double built-in wardrobes. Two radiators. Door to...

EN-SUITE 8' 7" (2.62m) x 8' (2.44m): White suite comprising panelled Jacuzzi spa bath with mixer tap. Large shower cubicle with a multi-jet body shower. Bidet. Low level WC. Wash hand basin with mixer tap and cupboards under. Medicine cabinet with downlighters. Walls in full tiled surround. White runged dual fuel radiator. Downlighters. Extractor fan. Coved ceiling.

BEDROOM 2 13' 3" (4.04m) x 10' 2" (3.10m): Double glazed window to front. Coved ceiling. Downlighters. Built-in double wardrobe. Radiator. Door to...

EN-SUITE 10' 2" (3.10m) x 3' 1" (0.94m): White suite comprising shower cubicle with built-in shower in full tiled surround. Pedestal wash hand basin in tiled splashback. Low level WC. Opaque double glazed window to front. Coved ceiling. Downlighters. Extractor fan. White runged radiator.

BEDROOM 3 11' 7" (3.53m) x 10' 2" (3.10m): Double glazed double doors with Juliette balcony to the front. Coved ceiling. Downlighters. Radiator.



BATHROOM 8' 1" (2.46m) x 5' 10" (1.78m): White suite comprising P-shaped bath in full tiled surround with curved glass screen and built-in shower. Wash hand basin with mixer tap and cupboards under. Low level WC. Walls in full tiled surround. Double mirrored medicine cabinet with downlighters. Shaver point. White rung radiator. Coved ceiling. Downlighters. Extractor fan. Tiled floor.

OUTSIDE

BALCONY 30' (9.14m) x 11' 5" (3.48m): Large balcony with a glass and stainless steel balustrade with panoramic views out to sea, across to Dawlish Warren and up the Exe Estuary towards the Haldon Hills.

SINGLE GARAGE with remote controlled electric door, with storage above. Power & light. In front of the garage is a **PARKING SPACE**.

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. Windward Court can be found towards the end of this road on the right hand side.

WHAT3WORDS: ///kite.remembers.destroyer

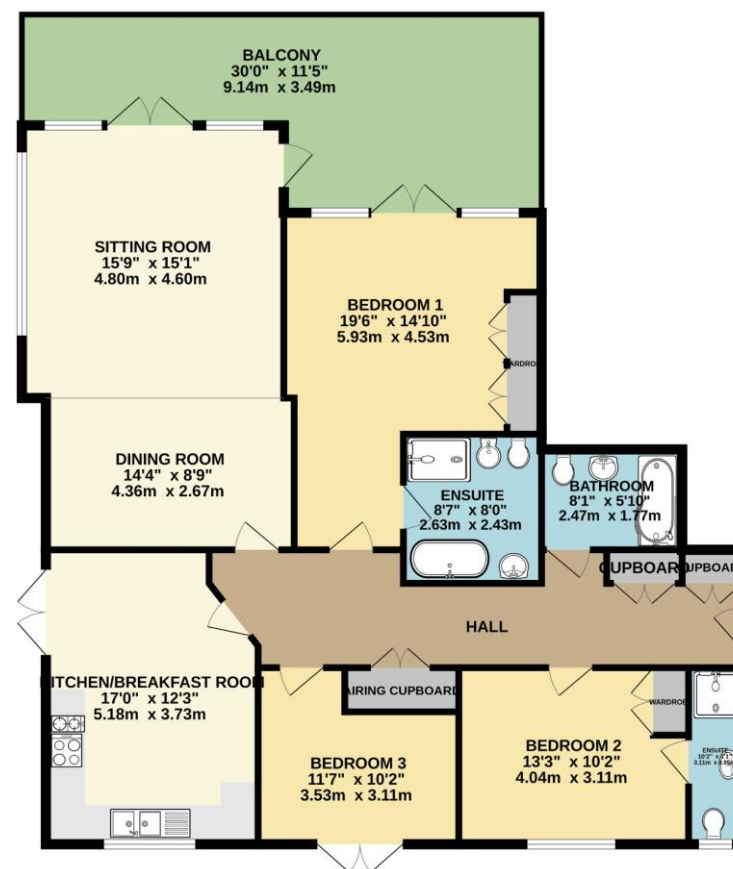
TENURE: Leasehold -125 years from 2003

SERVICE CHARGE: TBC

GROUND RENT: TBC

COUNCIL TAX: Band F - £3515.73

FIRST FLOOR
1377 sq.ft. (127.9 sq.m.) approx.



TOTAL FLOOR AREA : 1377 sq.ft. (127.9 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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