



£275,000
12 Madison Wharf, Shelly Road, Exmouth, Devon, EX8 1DA



Beautifully presented one bedroom apartment in the sought-after Exmouth Marina development, enjoying stunning views across the Exe Estuary towards Dawlish Warren.

- **Stylish open-plan kitchen and sitting / dining room with integrated appliances and estuary outlook**
- **Private balcony enjoying the afternoon and evening sun**
- **Spacious double bedroom**
- **Modern bathroom with shower over bath**
- **Tastefully decorated in neutral tones throughout, offering a light and contemporary feel**
- **Allocated parking space**
- **No onward chain**

DESCRIPTION: This stylish one bedroom apartment is situated within the highly desirable Exmouth Marina development, enjoying an enviable position with stunning views across the Exe Estuary towards Dawlish Warren. Set back from the sandy expanse of Shelly Beach and just a level walk from the town centre, train station and seafront, the property combines coastal living with everyday convenience.

The apartment is tastefully decorated in neutral tones and offers light and modern accommodation throughout. The open-plan kitchen and sitting room is a particular feature, fitted with integrated appliances and designed to make the most of the beautiful outlook. From here, French doors open onto a private balcony which captures the afternoon and evening sun – the perfect place to relax and take in the ever-changing estuary views.

The double bedroom provides a calm and comfortable retreat, complemented by a bathroom with a shower over the bath. Outside, the property benefits from an allocated parking space.

This apartment presents an excellent opportunity to enjoy waterside living at its best, whether as a permanent home, a coastal retreat, or an investment.

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 nearby town centre is a level short walk with a range of shops including a handy M&S foodhall, variety of restaurants, schools, modern sports centre, swimming pool, train station and various other amenities.

The accommodation comprises (all measures are approximate):-

GROUND FLOOR

The apartment is approached via a communal entrance door with secure entry system. There is a lift and stairs leading to the...

FIRST FLOOR

From here, a private entrance door opens into the...

HALLWAY which includes a built-in airing cupboard housing the hot water cylinder with useful shelving for storage. There's a door leading through to the bedroom. Coved ceiling. Down lighters. Radiator. Built-in wardrobe. Opening through to the...

KITCHEN 10' 4" (3.15m) x 8' 6" (2.59m): Wood-effect worktop surfaces with matching splashbacks. Stainless steel sink with drainer and mixer tap. Two-ring electric hob. Integrated washer and dryer, fridge with freezer compartment and slimline dishwasher. Matching wall-mounted cupboards with down lighters, built-in oven and microwave. Opening through to the...

SITTING / DINING ROOM 14' 11" (4.55m) x 13' (3.96m): A bright and inviting space with wonderful views. Coved ceiling with recessed downlighters, radiator, double-glazed French doors with matching side panels opening out to the...

BALCONY 14' 11" (4.55m) x 5' 4" (1.63m): From here superb views can be enjoyed over the marina entrance, the Exe Estuary and across towards Dawlish Warren.

A door from the hallway leads to the...



Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current Potential

67 67

BATHROOM 7' 6" (2.29m) x 7' 1" (2.16m): Fitted with a modern white suite comprising a P-shaped spa bath with curved glass screen and built-in shower, wash hand basin with mixer tap and tiled splashback, and an enclosed low-level WC. The room is finished with glass brick detailing, a heated towel rail, ceiling spotlights, and extractor fan.

OUTSIDE

The **BALCONY** provides a wonderful spot to relax and unwind while soaking up the afternoon and evening sun.

The property also benefits from an **ALLOCATED PARKING SPACE**.

DIRECTIONS: On entering Exmouth from Exeter along the A376, continue towards the town centre. At the roundabout by M&S and the train station, take the second exit onto Imperial Road. Proceed to the next roundabout and take the second exit straight ahead onto Langerwehe Way. Turn left at the second junction into Shelly Road and follow the road around, passing the Sailing Club on your right. Madison Wharf is located at the end of this road on the left-hand side.

WHAT3WORDS: //plodding.started.tinned

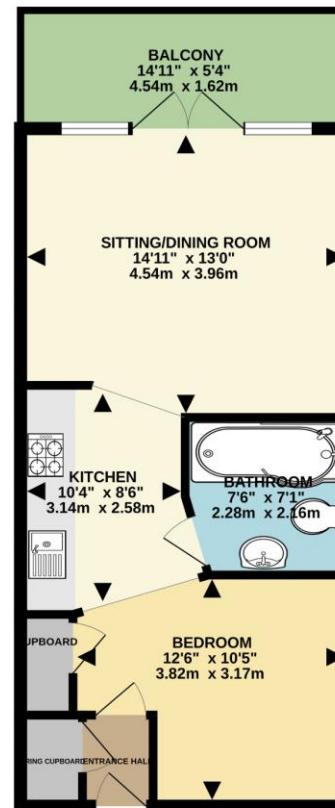
TENURE: Leasehold - The property is held on a 125 year lease from 2001

SERVICE CHARGE: £2263.00 per annum

GROUND RENT: £389.00 per annum

COUNCIL TAX: Band B - £1893.10

GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 454 sq.ft. (42.2 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 equipment shown have not been tested and no guarantee is given 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 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.