



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	66 D
39-54	E		
21-38	F		
1-20	G		

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28 Madison Wharf, Shelly Road,
Exmouth, EX8 1DA

GUIDE PRICE
£435,000
TENURE Leasehold



**A Wonderful Opportunity To Purchase A Duplex Apartment Located On
Exmouth's Prestigious Marina Development With Stunning South
Westerly Views Over The Estuary And Dawlish Warren**

- Open Plan Living Area And Well-Appointed Kitchen • Cloakroom/WC • Sun Balcony Off Living Area •
- Bedroom With Built-In Furniture And Sun Balcony • Bathroom/WC • Efficient Electric Boiler • Double Glazed Windows •
- Super Permeant Home Or Holiday Retreat • No Onward Chain •

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THE ACCOMMODATION COMPRISES: Communal entrance door with entry system. Stairs and lift to **SECOND FLOOR**.

Private front door to:

RECEPTION HALL: Wood effect flooring; turning staircase to upper floor with good size understairs cupboard beneath; radiator; entry phone.

OPEN PLAN KITCHEN BREAKFAST/LIVING ROOM: 7.34m x 4.52m (24'1" x 14'10") A stunning living space designed to take full advantage of the uninterrupted estuary and coastline views.

KITCHEN AREA: Fitted with a range of work top surfaces which incorporates a breakfast area with cupboards and drawers beneath and plumbing for an automatic washing machine; integrated dishwasher beneath; inset one and a half bowl stainless steel sink unit with mixer tap; tiled surrounds; wall mounted cupboards; inset four ring electric hob with oven below and stainless steel extractor hood over; space for fridge freezer; wood effect flooring; ceiling LED spotlighting.

LIVING AREA: Wall mounted living flame effect electric fire; television point; telephone point; recess ceiling spotlighting; radiator; double glazed picture windows and french patio doors onto **SUN BALCONY** 3.99m x 1.35m (13'1" x 4'5") with glass balustrade and stunning estuary views across to Dawlish Warren.

CLOAKROOM/WC: Fitted with wash hand basin with cabinet beneath and mirror over; WC with concealed cistern and push button flush; extractor fan; radiator; wood effect flooring.

FIRST FLOOR GALLERIED LANDING: With display area.

BEDROOM: 4.5m x 3.51m (14'9" x 11'6") A stunning bedroom with a range of built-in quality bedroom furniture including wardrobes and drawer units; further built-in wardrobe housing electric boiler; cupboard housing water cylinder; recess ceiling LED spotlighting; television point; radiator; picture windows and french patio doors gaining wonderful coastline views and giving access to: **SECOND SUN BALCONY** 4.52m x 1.09m (14'10" x 3'7") with stunning views.

BATHROOM/WC: 2.54m x 2.36m (8'4" x 7'9") Bath with shower over with fixed rainfall shower and detachable shower hose; vanity wash hand basin with fitted mirror fronted medicine cabinet over with display light; WC with concealed cistern and push button flush; attractive extensively tiled walls; ceiling LED spotlighting; extractor fan; chrome heated towel rail.

OUTSIDE: South westerly views cross the Estuary and Dawlish Warren offered via two balconies.

GARAGE: 4.95m x 2.69m (16'3" x 8'10") With electric up and over door; boarded storage in roof eaves; power and light connected.

TENURE AND OUTGOINGS: The property is leasehold and held on a 125 year lease from 2002. We understand the service charges are approximately £2056.61 per annum and ground rent is £291 per annum.

FLOOR PLAN:

