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Harbour Lights, 28 Shelly Reach,  
Exmouth, EX8 1XT

GUIDE PRICE

£630,000

TENURE Freehold



**A Beautifully Presented Three-Storey Town House Design Property With Views Towards The Marina Basin, Providing A Superb Permanent Or Holiday Home Retreat**

Beautifully Presented Accommodation With Patio Rear Garden \* Integral Garage Plus Further Large Underground Storage Area \* Reception Hall \* Ground Floor Bedroom Suite With Shower Area And Cloakroom/Wc \* First Floor Living Room \* Dining Area And Modern Fitted Kitchen \* Further Three Second Floor Bedrooms – Main Bedroom With Stylish En-Suite Shower Room/Wc \* Second Floor Re-Fitted Shower Room/Wc \* Double Glazing Gas Central Heating \* Viewing Strongly Recommended



Harbour Lights, 28 Shelly Reach, Exmouth, EX8 1XT

This freehold house is situated on the edge of the Marina complex, ideal as a family home, lock up and leave or investment. The property is moments walk from both the Marina and seafront and is also a short level walk to the town centre and train station. The house is a successful short term holiday let and it’s worth nothing that there are no service fees (unlike many marina properties). Found in beautiful condition, viewing is strongly recommended.

**THE ACCOMMODATION COMPRISES:** Entrance canopy with courtesy light, front door with patterned glass inset to:

**RECEPTION HALL:** A fine entrance to the property with two radiators, double glazed window to side aspect, staircase rising to first floor with useful understairs cupboard beneath with plumbing for automatic washing machine and coat rack, access to an INTEGRAL GARAGE.

**GROUND FLOOR BEDROOM 4:** 4.88m x 2.87m (16'0" x 9'5") A superb bedroom suite incorporating shower area with pebble-effect tiled flooring, shower cubicle with sliding shower splash screen doors, shower unit with rainfall shower head hose and datable shower head hose, vanity wash hand basin, chrome heated towel rail, recessed led spotlight and extractor fan, two sets of double glazed windows with patterned glass, linen cupboard, door to: **CLOAKROOM/WC:** Fitted with wash hand basin with splash back, WC with concealed cistern and push button flush, radiator. The bedroom area has a radiator and double glazed window to rear aspect.

**FIRST FLOOR LANDING:** Double glazed window to side aspect, radiator, staircase rising to second floor, door to:

FIRST FLOOR LIVING SPACE TO:

**LOUNGE:** 4.98m x 3.53m (16'4" x 11'7") A lovely bright room with two sets of double glazed double doors opening onto a raised decked sun terrace gaining a lovely outlook towards the marina basin, two radiators, fire surround housing electric living flame fire, TV point, wall lighting, opening to:

**OPEN DINING ROOM AND KITCHEN: DINING AREA:** 4.27m x 2.84m (14'0" x 9'4") Radiator, double glazed window to front aspect, opening through to the **KITCHEN:** 2.74m x 2.16m (9'0" x 7'1") Fitted with a range of wood-effect worktops in tiled surrounds, range of cupboards, drawer units, integrated dishwasher beneath worktops, inset ‘Blanco’ ceramic one and a quarter bowl sink unit with chrome mixer tap, wall mounted cupboards, including ‘Smeg’ microwave oven, ‘Smeg’ four ring gas hob set into work surface with patterned tiled splashback and chimney style extractor hood over with lighting, built-in ‘Smeg’ oven beneath, wall mounted Worcester gas boiler for hot water and central heating, display lighting over working surfaces, double glazed windows to front and side aspects.

**SECOND FLOOR LANDING:** Double glazed window to side aspect.

**BEDROOM 1:** 4.39m x 2.97m (14'5" x 9'9") A superb main bedroom, double glazed window to rear aspect enjoying a lovely aspect outlook over the marina, TV point, radiator, built-in wardrobe.

**EN-SUITE SHOWER ROOM/WC:** 1.52m x 1.45m (5'0" x 4'9") plus shower recess. Stylishly re-fitted comprising; contemporary style wash hand basin with curved cabinet beneath with mirror fronted medicine cabinet over, with mirror splashback, shower cubicle with fixed rainfall shower head hose and detachable shower head hose and attractive tiling to the cubicle, folding splash screen door, WC with push button flush, heated towel rail, fully tiled walls, shaver socket, ceiling extractor fan.

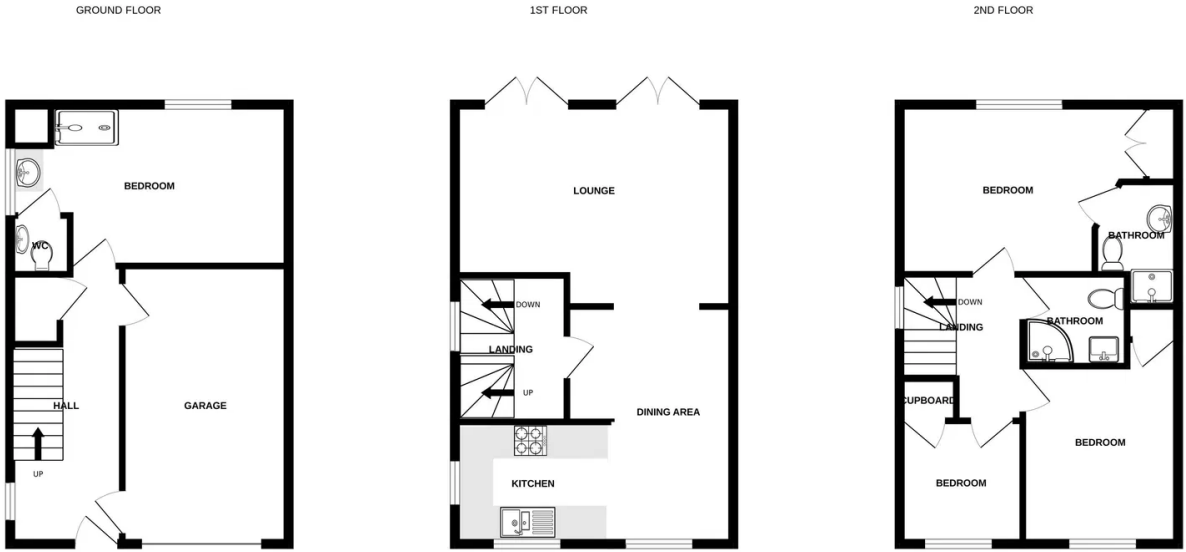
**BEDROOM 2:** 3m x 2.74m (9'10" x 9'0") plus wall recess. Fitted single wardrobe, radiator, TV point, double glazed window to front aspect.

**BEDROOM 3:** 2.26m x 2.13m (7'5" x 7'0") Double glazed window to front aspect, radiator, built-in wardrobe.

**SHOWER ROOM/WC:** 1.88m x 1.85m (6'2" x 6'1") Stylishly re-fitted with fully tiled walls comprising; shower cubicle, curved shower splash screens, fixed rainfall shower head hose with detachable shower head hose, feature tiled walls, WC with concealed cistern and push button flush, mirror fronted medicine cabinet with shaver socket, heated towel rail, recessed ceiling led spotlighting, ceiling extractor fan.

**OUTSIDE:** The property enjoys a block paved drive plus a decorative stone area providing off road parking, leading to an **INTEGRAL GARAGE:** 5m x 2.87m (16'5" x 9'5") With an electric up and over door, radiator, power and light connected, tumble dryer, electric roller door. Outside cold water tap. To the rear of the property is a lovely closed patio rear garden, planned with ease of maintenance in mind, ideal for outside entertaining, beautifully positioned and gaining a lovely outlook towards the Marina. Outside power sockets. Raised decked terrace adjoining the rear of the property. From the patio area there is access to a **USEFUL STORAGE AREA:** 7.32m x 4.88m (24'0" x 16'0") at the widest part. With roller up and over door, fitted with single drainer sink unit with cupboards under, water cylinder and header tank, an ideal storage space for canoes, bikes and equipment for other outside activities.

FLOOR PLAN:



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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