

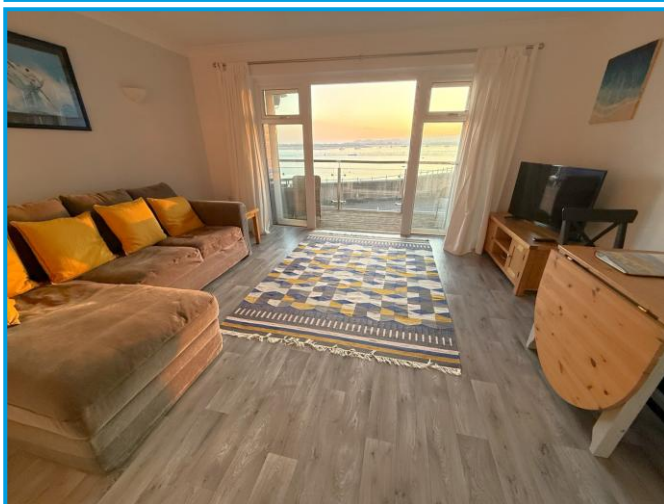
01395 222350

LINKS
ESTATE AGENTS

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Guide Price £325,000

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



- Open Aspect, 1 Double Bedroom Studio Apartment • Stunning Views Of The Mouth Of The River Exe Estuary • Double Glazed & Electrically Heated • Living Area With Door To The Balcony • Modern Kitchen With Oven and Hob • Bedroom & Modern Shower Room With Large Shower • Southerly Facing Balcony. Allocated Parking • Located In The Sought After Marina Development



Communal entrance with door security system with stairs and lift rising to all floors. Landing where the entrance to apartment 16 can be found via part obscured glazed door, leading to:

First Floor

Entrance Lobby

Concealed overhead electric meter and fuse box. Built in airing cupboard with water cylinder and slatted shelving. Door giving access to:

Bedroom Area 12'6" (3.81m) Max x 10'4" (3.15m)

Radiator. Inset ceiling lights. Useful, good size built in storage cupboard with hanging rail and shelf over. Open aspect to:

Kitchen Area 9'8" (2.95m) x 7'5" (2.26m)

Modern fitted, floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and a matching splash back above. Inset, stainless steel, single sink and drainer unit with a mixer tap above. Built in 2 ring electric halogen hob with an electric oven below. Extractor fan. Integrated fridge. Space and plumbing for a washing machine. Wall mounted entry telephone. Inset ceiling lights. Open to the living room and door leading to:

Shower Room

Attractive modern fitted white suite that comprises of a large walk in shower that has attractive tiled splash backs to ceiling height, thermostatically controlled shower that has a rainfall shower head, separate shower attachment and a splash screen. Wash hand basin inset in a vanity unit with storage cupboards beneath. Concealed WC. Extractor fan. Inset ceiling lights. Coved ceiling.

Living Room 14'11" (4.55m) x 13'0" (3.96m)

A superb, bright and airy room with stunning sea and coastline views overlooking "Pirate Cove" via double opening glazed patio doors, that has windows to each side and that takes full advantage of the outlook. Inset ceiling lights. Wall mounted thermostat control for central heating. The double doors lead out to:

Balcony

An fantastic area to relax, unwind and take in the views over "Pirate Cove", Dawlish Warren Spit and the mouth of the Exe Estuary. Glass Balustrades and courtesy lighting.

Parking

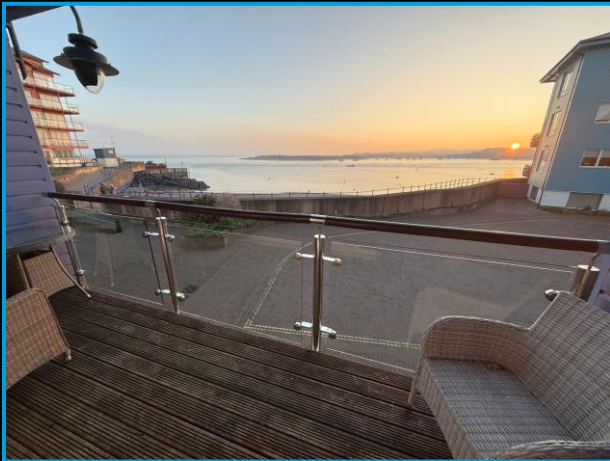
The property has the benefit of an allocated parking space which is located to the side of the apartment block.

Tenure

The property is LEASEHOLD. The property is held on a 125 year lease from 2002. The service charge is £2,263.53 per annum. Ground rent is £391 per annum. The property is managed by Crown Property Management.

Services

Mains electric, water and drainage are connected. Council tax band C. The property is on a water meter. Super fast



broadband available.

Mortgage Assistance

We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

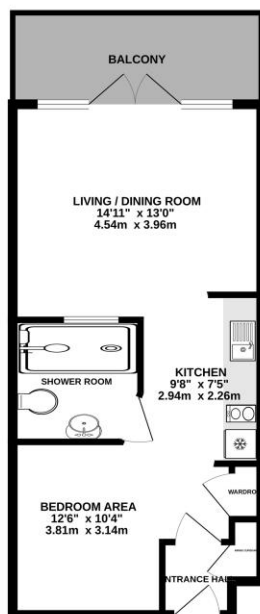
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Notes

Please note, these are draft particulars and they are awaiting vendors verification

FIRST FLOOR



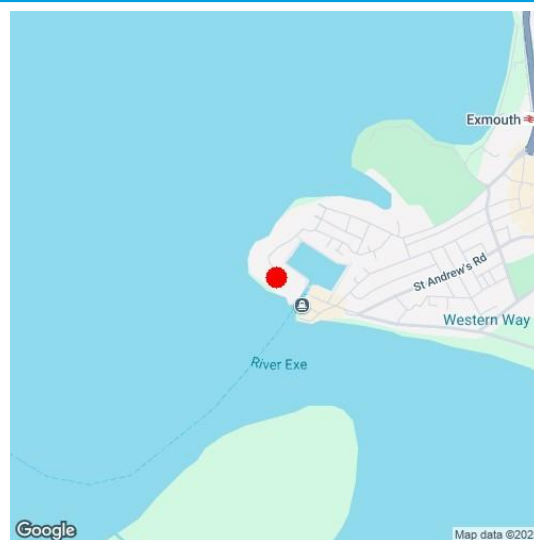
MADISON WHARF

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 misstatement. 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.
Made with MapInfo 10.0.25

Directions

From our prominent town centre office, turn right down Rolle Street and take a left hand turning at the round about. Take a left at the next roundabout and head along Imperial Road. At the next roundabout, head straight across into Langerwere Way and take the 2nd left hand turning into Shelly Road. Proceed along the road and continue to the end, where the property will be located on the left hand side and clearly identified by our for sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
England & Wales		
EU Directive 2002/91/EC		



Viewing Strictly By Appointment Only - Contact The Links Team Via:
 TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.