



£369,000

4 The Moorings, Shelly Road, Exmouth, Devon, EX8 1DY





**Second floor purpose-built apartment with balcony and stunning westerly views directly over the marina. Positioned on the end of the building, it benefits from having no adjoining neighbour on one side, offering added privacy. Ideally located within a level walk of the town centre, seafront and train station.**

- Sitting/Dining Room with doors onto the balcony with marina views
- Kitchen with views over the marina.
- Two Bedrooms - one with built-in wardrobe
- Modern Shower Room
- Central Heating and Double Glazing
- Allocated Parking
- No Chain

#### **DESCRIPTION**

A well-presented two-bedroom marina apartment offering stylish coastal living, perfectly positioned with uninterrupted balcony views directly over the water. The property features a bright and spacious open-plan living and dining area, designed to maximise natural light and make the most of its waterfront setting. Large windows and direct access to a private balcony create a indoor-outdoor feel, ideal for relaxing or entertaining while enjoying panoramic marina views.

There are two generously sized double bedrooms and a refurbished, contemporary shower room that has been finished to a high standard, offering a sleek and modern space with quality fittings.

Set within a sought-after marina development, the apartment benefits from close proximity to a vibrant beachfront town, with a range of cafes, restaurants, and local amenities all within easy reach. Excellent transport connections, including nearby train links, make it ideal for commuters or those seeking a convenient coastal retreat.

**LOCATION:** This delightful apartment is situated directly on this superb marina development, positioned at the mouth of the River Exe with the sea front and esplanade adjacent. There is an excellent selection of restaurants, cafes and shops on the doorstep and the main shopping centre in Exmouth is approximately only a 15 minute level walk away. The long sandy beach is just a few minutes walk, as is the delightful estuary walk and cycle track to Topsham. Exmouth is surrounded by the beautiful Devon Countryside, yet is only twelve miles by road or rail from the Cathedral City of Exeter with its intercity railway station, airport connection to the M5 motorway and all major shops and facilities

The accommodation comprises (all measurements are approximate):-

**GROUND FLOOR:**

Communal entrance door to the communal hallway. Stairs lead up to the second floor. Private entrance door to the apartment.

**HALLWAY** Radiator. Built-in storage cupboard. Built-in shelved cupboard with radiator. Coved ceiling. Built in double wardrobe. Laminate wood flooring. Doors lead off to..

**SITTING/DINING ROOM**

21' 6" (6.55m) x 13' 3" (4.04m):

A bright spacious room with a large double glazed windows and double doors leading out onto the balcony with views over the marina. Laminate wood flooring. Coved ceiling. Downlighters. Two wall lights. Radiator. Opening through to...

**KITCHEN**

7' 8" (2.34m) x 7' 3" (2.21m):

Stone effect worktop surfaces in tiled splashback with 1 ½ bowl stainless steel sink with drainer and mixer tap. Four ring gas hob. Cupboards and drawers under with space for washing machine slimline dishwasher and fridge freezer. Built-in Smeg double oven. Matching wall mounted cupboards with cooker hood. Wall mounted worcester gas fired boiler. Double glazed window to the rear with views over the marina. Downlighters. Coved ceiling. Laminate wood flooring.

**BEDROOM 1**

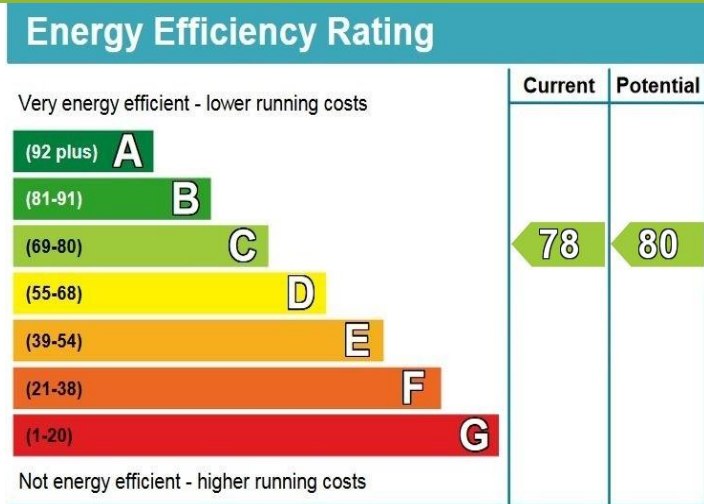
14' 11" (4.55m) x 10' 9" (3.28m):

Double glazed window to the front. Two built in double wardrobes. Coved ceiling. Downlighters. Radiator.

**BEDROOM 2**

11' 4" (3.45m) x 7' 3" (2.21m):

Double glazed window to the front. Radiator. Coved ceiling.



## SHOWER ROOM

7' 3" (2.21m) x 6' 1" (1.85m):

Refurbished comprising an oversized corner shower cubicle in full tiled surround with a built-in shower. Enclosed flush low level WC. Wall hung wash hand basin with mixer tap. Walls in full tiled surround. Shaver point. Mirrored medicine cabinet. Extractor fan. Downlighters.

## OUTSIDE

Balcony with direct views over the marina facing in a westerly direction. ALLOCATED PARKING SPACE.

**DIRECTIONS:** From Exeter and Topsham, head towards Exmouth along the A376. On entering the town, follow the road and at the roundabout by the leisure centre bear right. At the next roundabout, bear left and then first right into Victoria Road. The Moorings is found towards the end of the road on the right hand side.

**WHAT3WORDS:** ///sandwich.situation.retire.

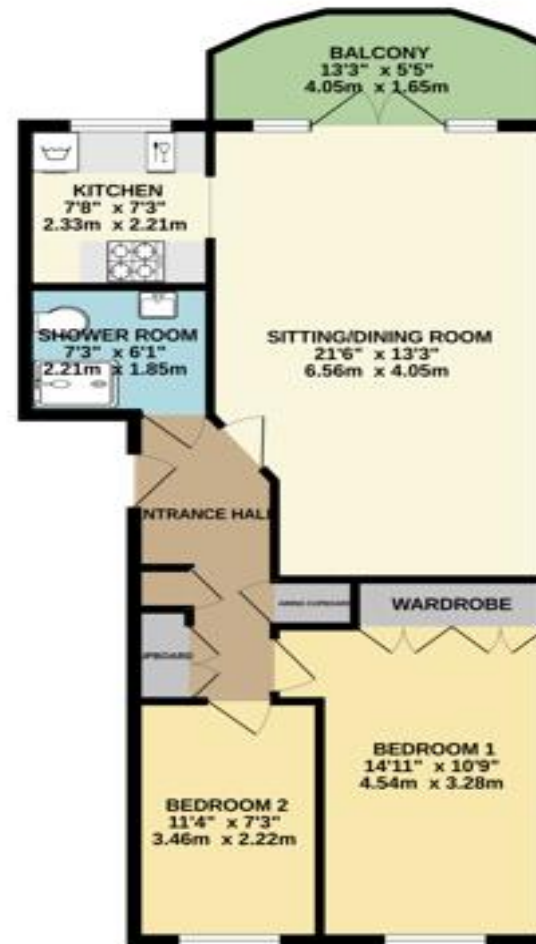
**TENURE** Freehold

**COUNCIL TAX** Band D £2,577.00

**MAINTENANCE CHARGES** £2151.08 per annum

**GROUND RENT** £366.00 Per annum

SECOND FLOOR  
687 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA: 687 sq.ft. (63.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the description 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 is given as to their operability or efficiency can be given.  
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Telephone:

01395 265530

Email:

[exmouth@hallandscott.co.uk](mailto:exmouth@hallandscott.co.uk)

Website:

[www.hallandscott.co.uk](http://www.hallandscott.co.uk)

Address:

Unit 2, Pierhead, Exmouth, Devon, EX8 1DU

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## Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, 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.

