



£750,000

6 Clipper Wharf, Shelly Road, Exmouth, Devon, EX8 1XR





An attractive three storey modern town house enjoying a fine sunny aspect and views over the marina. Another superb feature is the garage with driveway parking that immediately adjoins the house.

- Well-presented throughout
- Great location forming part of Exmouth Quay
- Spacious living room and private South Westerly aspect balcony overlooking the marina
- Modern kitchen/dining room with built in appliances
- Four well-proportioned bedrooms arranged over three floors – 2 with ensuite facilities
- Downstairs cloakroom and second floor family shower room/w.c.
- Gas central heating & UPVC double glazing
- Well maintained and low maintenance enclosed garden enjoying a South Westerly aspect with a private gate leading to the marina pathway
- Garage & driveway parking immediately to the front of the house
- No chain
- EPC = C
- Council Tax TBC

Worth viewing because...

A beautifully presented four bedroom three storey mid terrace town house enjoying a sought-after waterside location and fine outlook over the marina. Unlike many of the properties on the development this property has its own garage and driveway parking located immediately to the front of the house. Two of the four bedrooms have en-suite facilities.

In more detail...

The accommodation arranged over three floors is both bright and spacious throughout. A part covered entrance porch has doors leading to the garage and ground floor reception hall with a useful cloakroom. Access is then enjoyed to bedroom four and an impressive kitchen/dining room with French doors leading out to the rear garden overlooking the marina. The kitchen has a comprehensive range of modern units with built in appliances including an electric hob, fan assisted oven, fridge/freezer and washing machine/dryer. The first-floor landing has doors leading to the main bedroom, bedroom three and a well-appointed family shower room/w.c. The main bedroom enjoys excellent marina views with a built-in double wardrobe and an en-suite bathroom/w.c. with a modern suite. Bedroom three also has a built-in double wardrobe. The staircase then rises to the second-floor landing with doors leading to the living

room, bedroom two which has its own ensuite shower room/w.c. and a large walk-in linen cupboard. The living room is a fine feature of this property having a high ceiling, attractive fireplace surround, with an electric inset fire and French doors leading out to the private balcony. The balcony is enclosed and enjoys a South Westerly aspect with stunning views over the marina. Other features include a 'C' rated energy performance certificate, UPVC double glazing and gas central heating/hot water supplied by an energy efficient Vaillant condensing combination boiler. The property is being sold with no chain, and an early viewing is thoroughly recommended.

The coastal town of Exmouth...

Exmouth is a vibrant and exciting coastal town, set at the mouth of the Exe estuary, the start of the Jurassic coastline; England's first Heritage site. The town offers a wonderful lifestyle for water sports enthusiasts, whether it be power boating, sailing, kite or wind surfing, fishing, water skiing and weight boarding or just enjoying the wonderful sandy beach. There are two famous golf courses nearby at either Budleigh Salterton or Woodbury Park and the Exe estuary is an internationally important nature site, protected by the RSPB, where half of the UK's Avocets roost over winter. The South-West coastal footpath is within easy reach and there is also an excellent cycle path along the Exe estuary to Topsham and Exeter.

Bear in mind...

Clipper Wharf is just a short walk from the town centre with a good selection of shops, restaurants, a Marks and Spencer Simply Food Store and train service with regular services along the Exe estuary to Lymington, Topsham and Exeter. There are also passenger ferries from Exmouth to Starcross and Topsham. The pathways around the marina are lit at night and incorporate a pedestrian bridge. The marina also enjoys a variety of shops, bistros and cafes, including a Rock Fish Cafe.

Directional note...

Exmouth is about 8 miles from the M5, making access to London and The Midlands simple. From the M5 at Junction 30, turn South onto the A376. Take the Exmouth road at the first roundabout on the A376 at Clyst St Mary. Go straight over the next roundabout and after the dual carriageway then fork left for Exmouth at the third roundabout at Clyst St George. On reaching the town keep to the right following the signs to the seafront and passing the railway station, turn right at the roundabout into Imperial Road. Continue straight over the next roundabout and approximately 0.2 miles, continue left onto Shelly Road and Clipper Wharf is located towards the start of this road on your left-hand side.



Room sizes

Kitchen/dining room: 4.46 x 3.98

Bedroom 4: 3.20 x 2.96 maximum measurements.

Cloakroom: 1.55 x 1.05

Bedroom 1: 3.97 x 3.75 maximum measurements.

En-suite bathroom/w.c.: 3.02 x 1.44 maximum measurements.

Bedroom 3: 3.75 x 2.96 maximum measurements.

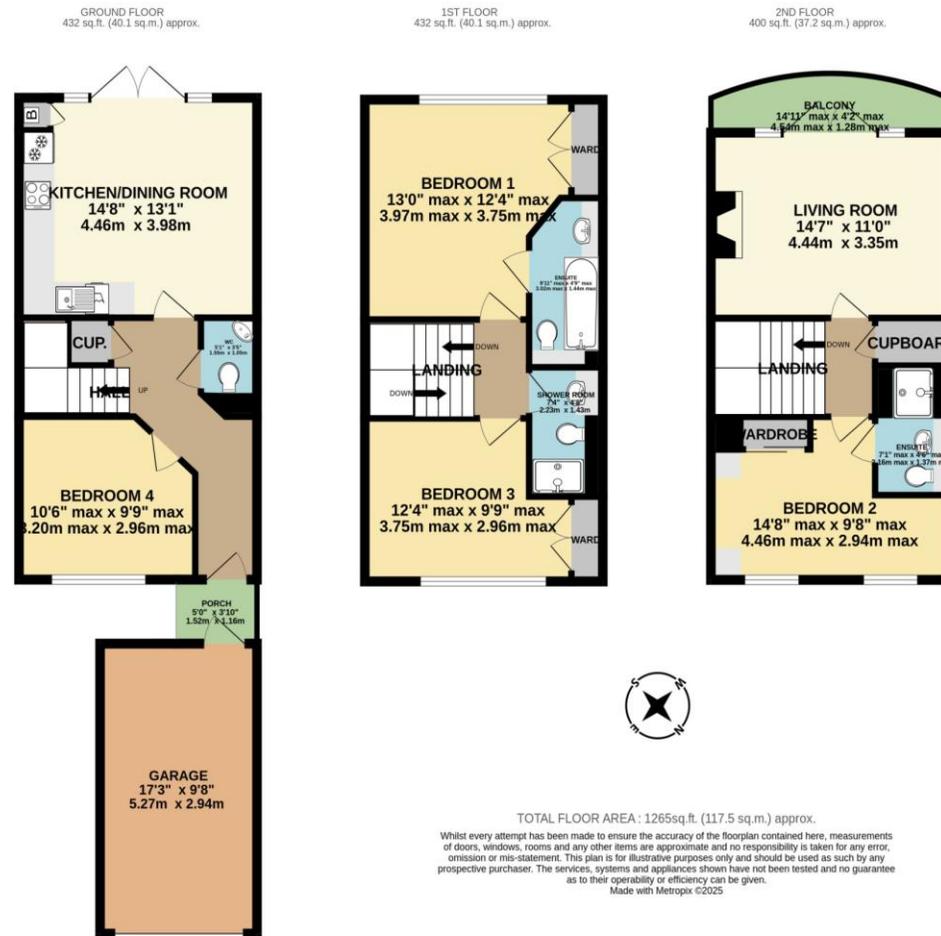
Shower room/w.c.: 2.23 x 1.43 maximum measurements.

Living room: 4.44 x 3.35

Balcony: 4.54 x 1.28 maximum measurements.

Tenure & Outgoings - The property is freehold.

The 2026 service charge and estates management fee = £1,720.82



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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 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.

