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Pennys estate agents

www.pennys.net

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

GUIDE PRICE
£245,000
TENURE Leasehold



A Well Presented First Floor Studio Apartment Overlooking Exmouth's Prestigious Marina, Ideal For An Excellent Permanent Or Holiday Home Retreat

Kitchen With Range Of Built-In Appliances * Sitting/Dining Room With Access To Balcony * Double Bedroom * Stylish Bathroom/Wc * Allocated Parking Space * Viewing Recommended

rightmove

PENNYS ESTATE AGENTS
2 Rolle House, Rolle Street, Exmouth, Devon, EX8 2SN
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THE ACCOMMODATION COMPRISES: Communal entrance with door security intercom system giving access to:

COMMUNAL HALLWAY: Stairs and lift to first floor. Private front door to the apartment giving access to:

LOBBY AREA: Laminate flooring, built-in airing cupboard housing hot water tank and electric boiler. Door leads through to:

OPEN-PLAN LIVING ACCOMMODATION:

BEDROOM AREA: 3.15m x 2.74m (10'4" x 9'0") With downlighters, wall lighting, radiator, laminate flooring and built-in wardrobe.

KITCHEN AREA: 4.42m x 3.05m (14'6" x 10'0") A well equipped kitchen comprising of worktops with matching splashbacks with built-in oven and inset two ring ceramic hob, built-in microwave oven, stainless steel sink unit set into worktops with mixer tap, integrated fridge and freezer compartment, integrated washer dryer and dishwasher under worktops, wall mounted cupboards with concealed lighting beneath, wood laminate flooring, door entry phone.

SITTING/DINING AREA: Exceptional living space with TV point, radiator, downlighters and wall lighting, double glazed double doors with matching windows overlooking and opening onto:

COVERED BALCONY: Gaining wonderful views over the marina.

BATHROOM/WC: 2.16m x 1.93m (7'1" x 6'4") Fitted with modern suite comprising bath with jacuzzi spa bath with curved shower splash screen, WC with push button flush, wash hand basin with concealed system, extractor fan, pebble effect tiled floor and attractively tiled walls, fitted mirror over wash basin.

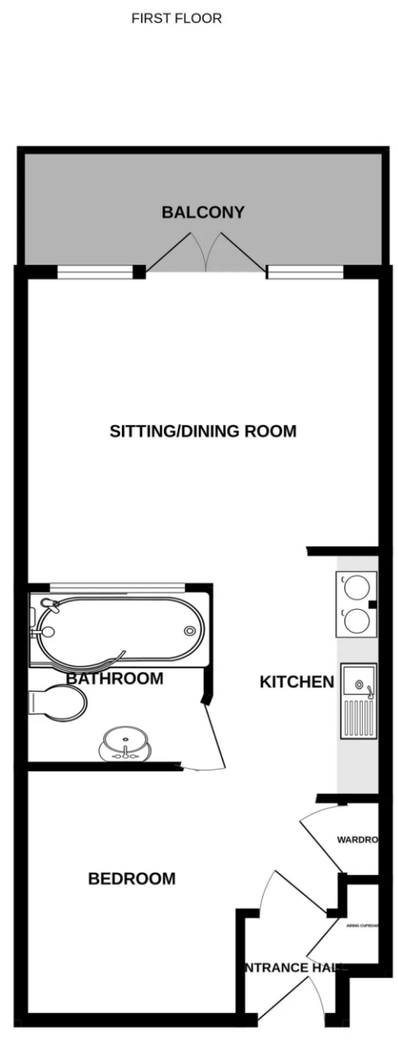
OUTSIDE: The apartment benefits from allocated parking space.

TENURE: The property is Leasehold held on a 125 year lease from 2001. Maintenance Charge: Approximately £2,250 per annum. Ground Rent: £391 per annum.

AGENTS NOTE: No pets are allowed without prior consent and granted by the management company.

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 to arrange an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

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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