

Maritime Court, EX2

M^QVELI





Maritime Court, EX2

A fantastic opportunity to acquire a semi-detached townhouse on the quay. The property has three double bedrooms, two reception rooms and a kitchen.family room. there is also a garage, off street parking and rear garden. No onward chain.

- A FANTASTIC SEMI-DETACHED TOWNHOUSE
- SITUATED IN THE HEART OF THE QUAY
- IMMEDIATE ACCESS TO THE RIVER, SHOPS, CAFES AND LEISURE FACILITIES
- THREE DOUBLE BEDROOMS
- BATHROOM & EN-SUITE
- LARGE LIVING ROOM & KITCHEN/ FAMILY ROOM
- DINING ROOM/OPTIONAL 4TH BEDROOM
- GARAGE & OFF STREET PARKING
- REAR GARDEN WITH SUMMER HOUSE
- NO ONWARD CHAIN

This superb townhouse comes to the market for the first time in over 20 years, having been well maintained in that time. The property is situated off Haven Road, right on the popular Quay and has access to all the facilities and amenities it has to offer.

The accommodation is spread over three floors and is incredibly flexible, with options for bedrooms on all floors, including the ground floor dining room which could easily work as a fourth bedroom. Also on the ground floor is the large kitchen/family room with wall and base units, fitted appliances plus space and plumbing for others. There are double doors out to the rear garden and a seating area to the front. There is also a wall mounted boiler, under stairs cupboard and tiled flooring. Completing the ground floor accommodation is the cloakroom.

On the first floor there is a light and spacious living room with south-east facing double doors out to a small balcony. Bedroom three is to the rear, it is a double room with a built-in storage cupboard or wardrobe, plus a window to the rear. There is also a bathroom with panelled bath, shower over and tiled surround. There is a W.C and wash hand basin and tiled flooring. The landing has an airing cupboard and stairs to the top floor. ►





- The top floor has two bedrooms, bedroom one is a large double room with a window to the front, built in storage cupboard and fitted wardrobes. There is a door to the en-suite shower room with a walk-in shower, W.C, wash hand basin and tiled flooring. To the rear is bedroom two, another good sized double room with a window to the rear.

Externally, the property has a rear garden with a large summer house (2.6m x 2.6m), there is light, power, a window and skylight. It is also fully insulated and could be used as a home office. There is a decking area from the kitchen/family room and astroturf across the rest of the garden, there is also a door into the garage. To the front there is a small area of stone chippings and a driveway for one car leading to the garage.

Overall, this is an excellent opportunity to acquire a spacious home that still enjoys everything that life on the quay has to offer. Viewing is highly recommended to appreciate the opportunity on offer.





LOCATION



Property location

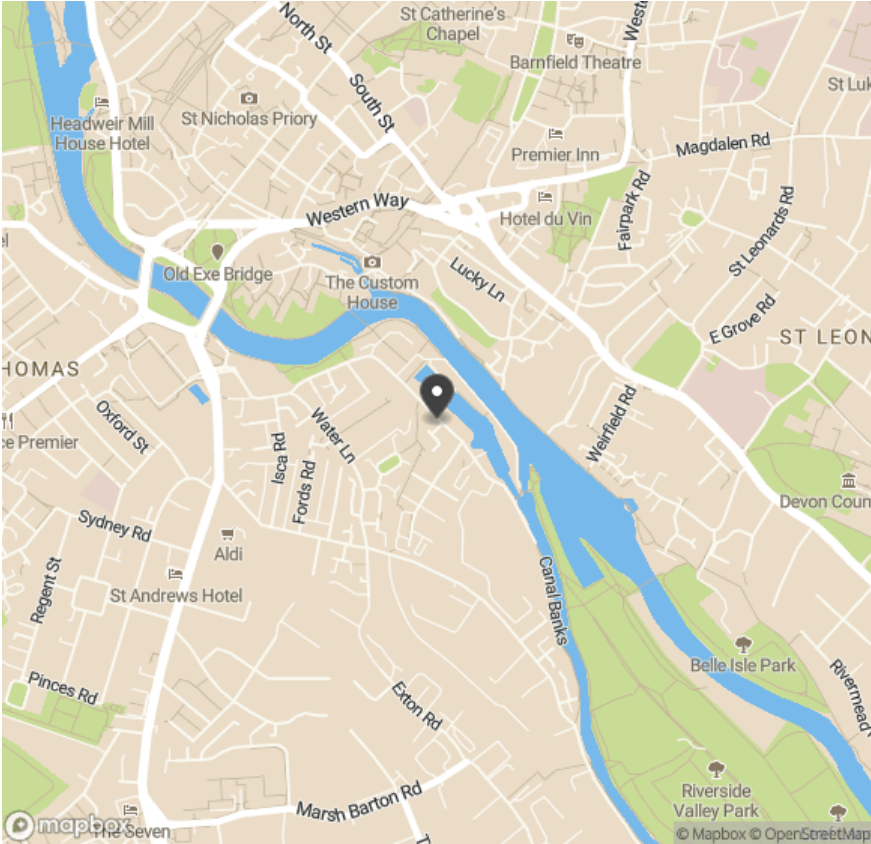
ENERGY PERFORMANCE
CERTIFICATE (EPC)

Current: 73

Potential: 84

FLOOR PLAN

1279 sq ft (118 sq m)



TOTAL FLOOR AREA : 1279 sq.ft (118.8 sq.m.) approx.
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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