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**LINKS**  
ESTATE AGENTS

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**Guide Price £270,000**

**22 Madison Wharf, Shelly Road, Exmouth, EX8 1DA**



- Open Aspect 1 Bedroom Studio Apartment • Balcony With Stunning Views Of Pirate Cove, The Mouth Of The River Exe & The Sea • Electrically Heated & Double Glazed • Living Area With Double Doors To Balcony
- Kitchen With Oven & Hob • Bedroom Area & Modern Bathroom • Available "As Is" - Inclusive Of Furnishing, Fixtures and Fittings • Sought After Marina Development. NO ONWARD CHAIN



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:

## Second Floor

### Entrance Hall

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

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

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 7'0" (2.13m)

Range of floor standing and wall mounted modern fitted cupboard storage units with wood effect work surfaces and matching splash back above. Built in two ring electric halogen hob with an electric oven below. Space for a fridge below work surface. Built in washer/dryer. Space and plumbing for a slim line dishwasher. Inset stainless steel single bowl sink with mixer tap above. Built in microwave. Wood effect vinyl flooring. Wall mounted entry phone. Extractor fan. Heat detector. Coved ceiling. Open to the living room and door leading to:

### Bathroom

Fully tiled walls. Modern fitted white suite comprising of a P shaped panel bath that has a thermostatically controlled shower above the bath with a rainfall shower head and a separate attachments and with a curved splash screen. Low level, concealed WC. Vanity wash hand basin with storage cupboard below. Wall mounted medicine cabinet. Wall mounted mirror with a shaver light and socket above. Heated towel rail. Vinyl flooring. Extractor fan. Inset ceiling lights.

### Living / Dining Room 14'10" (4.52m) x 11'8" (3.56m)

A fantastic room that takes full advantage of the stunning views on offer with double opening French doors with windows to either side, leading out to a southerly facing balcony. Radiator. Coved ceiling. Inset ceiling lights.

### 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. Service charge is £2,263.53 per annum. Ground Rent is £391 per annum. The building is managed by Crown Property Management.





### Services

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

### Mortgage Assistance

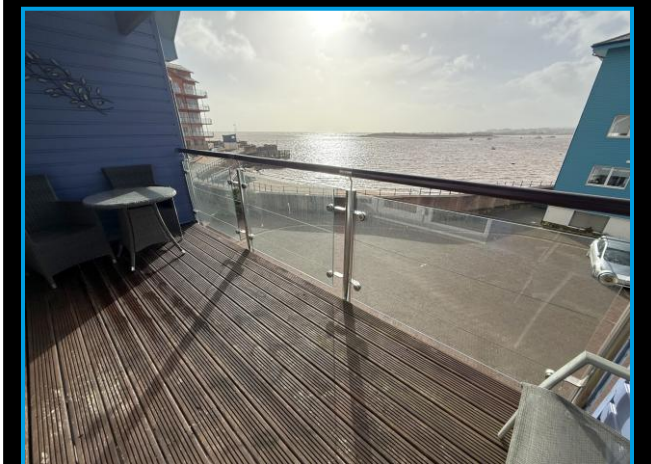
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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. The property can be purchased "as is" inclusive of all of the furnishings, fixtures and fittings (if required).





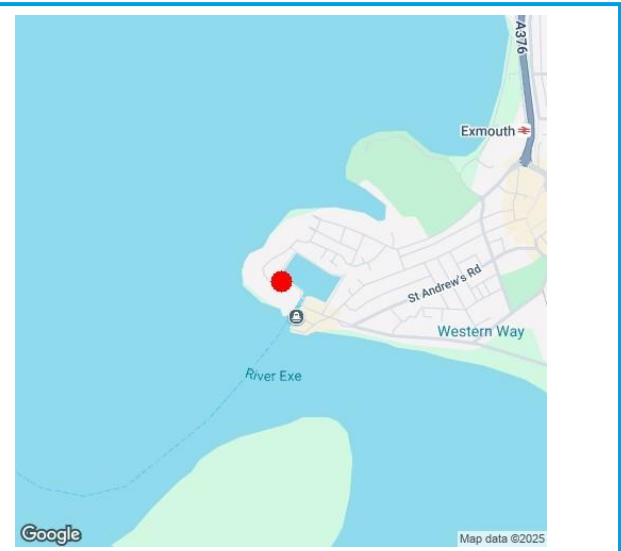
22 MADISON WHARF

While 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, fixtures and appliances shown have not been tested and no guarantee is given for their condition or fitness for use or green. Made with MapInfo 12.000

**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

| Energy Efficiency Rating                                   |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <small>Very energy efficient - lower running costs</small> |  |                         |           |
| (92-101) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>   |  |                         |           |
| (69-80) <b>C</b>   |  |                         |           |
| (55-68) <b>D</b>   |  | 59                      | 59        |
| (39-54) <b>E</b>   |  |                         |           |
| (21-38) <b>F</b>   |  |                         |           |
| (1-20) <b>G</b>  |  |                         |           |
| <small>Not energy efficient - higher running costs</small> |  |                         |           |
| <b>England &amp; Wales</b>                                 |  | EU Directive 2002/91/EC |           |



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TEL: 01395 222350 Email:exmouth@linksestateagents.co.uk WEB: [www.linksestateagents.co.uk](http://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.