



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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1 The Moorings, Exmouth, Victoria Road, EX8 1DY

GUIDE PRICE

£395,000

TENURE Leasehold



A Beautifully Presented And Recently Decorated Purpose Built Ground Floor Two Bedroom Two Bathroom Apartment Enjoying Wonderful Marina Views With Covered Parking Space And Attractive Sun Terrace Garden.

Spacious And Stylish Recently Redecorated Living Accommodation * Excellent Open Plan Lounge/Dining Room * Fitted Kitchen * Two Double Bedrooms - Main Bedroom with En-Suite Bathroom/WC * Main Bathroom Suite * Gas Central Heating * Double Glazed Windows * Attractive Sun Terrace Garden * Covered Parking Space * Excellent Permanent Or Holiday Home Retreat * No Onward Chain

1 The Moorings, Victoria Road, Exmouth, EX8 1DY

This superb Marina development is positioned at the mouth of the Rive Exe within easy walking distance of Exmouth sea front, Exmouth town centre and train station. Exmouth is a popular coastal town which is surrounded by Devon countryside. Exmouth boasts its approximately three miles of golden sandy beach and is ideal for a range of activities and water sports. The town centre enjoys a range of shops and there is a variety of restaurants, schools and sports facilities. The cathedral city of Exeter with its M5 connections and airport is approximately 12 miles away.

THE ACCOMMODATION COMPRISES: Communal entrance with intercom to:

COMMUNAL HALLWAY: Private front door with letterbox and spy hole to:

ENTRANCE HALL: With door entry phone; radiator; good size coats cupboard fitted with radiator, coat rail shelf and also housing electric consumer unit with light and power connected.

LOUNGE/DINING ROOM: 5.79m x 5.05m (19'0" x 16'7") narrowing to 12'10". A most spacious room with delightful outlook over the Marina via two large windows and double doors. The room enjoys television and satellite points; recessed ceiling spotlighting with additional wall lighting; telephone point; two radiators.

KITCHEN: 3.12m x 2.36m (10'3" x 7'9") Fitted with a range of wood effect work tops with tiled surrounds; inset one and a half bowl single drainer sink unit with mixer tap; cupboards, drawer units and appliance space beneath work tops; inset four ring electric hob; double oven with extractor hood over; wall mounted cupboards; integrated fridge and freezer; wall mounted Worcester gas boiler for hot water and central heating; tiled flooring; radiator; double glazed window enjoying views over the Marina.

BEDROOM ONE: 3.94m x 3.73m (12'11" x 12'3") A spacious main bedroom suite with built in double wardrobes; radiator; television point; recessed ceiling spotlighting; double glazed windows over the Marina basin.

EN-SUITE BATHROOM/WC: 2.9m x 1.85m (9'6" x 6'1") A good size en-suite comprising bath with curved shower splash screen; shower unit; shower curtain and rail; pedestal wash hand basin; WC with concealed cistern; tiling to splash prone areas; heated towel rail; shaver socket; ceiling extractor fan; ceiling recessed spotlighting.

BEDROOM TWO: 2.94m x 2.75m (9'7" x 9'0") Radiator; double glazed window again enjoying lovely views over the Marina.

MAIN BATHROOM: 2.08m x 1.88m (6'10" x 6'2") Comprising bath with shower unit over; shower splash screen; pedestal wash hand basin; WC with concealed cistern; tiling to splash prone areas; tiled flooring; shaver socket; heated towel rail; fitted wall mirror; recessed ceiling spotlighting; ceiling extractor fan.

OUTSIDE: Forming part of the prestigious Marina development, the property is approached via Victoria Road to a block paved area with vehicular access to a covered parking space which is 4.67m x 2.57m (15'4" x 8'5"). A feature of the property is the full width sun terrace to the rear with good size decorative stone garden area ideal for alfresco entertaining overlooking the Marina, outside cold water tap and outside lighting. A pedestrian gate give direct access on to the Marina walk way. There is also visitors car parking spaces on a first come first served basis.

TENURE AND OUTGOINGS: We understand that the property is held on a 125 year lease from 2012. Service charge is £185.00 per month

FLOOR PLAN:

GROUND FLOOR
811 sq.ft. (75.3 sq.m.) approx.

