





£725,000

12 Cutters Wharf, Exmouth, Devon, EX8 1XS

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A beautifully presented three-storey, four-bedroom semi-detached town house with a spacious modern kitchen/dining room. Located in a prestigious waterside development and boasting uninterrupted marina views, situated within walking distance of the town centre, seafront, and train station.

- **Waterside development**
- **Spacious modern Kitchen/Dining Room with doors to the rear terrace**
- **Cloakroom**
- **Sitting Room with balcony with views over the marina**
- **4 Bedrooms - Master with En-Suite & Juliette balcony with Marina views**
- **Modern fitted Bathroom**
- **Gas central heating &UPVC Double glazing**
- **Garage**
- **Driveway parking for two vehicles**

DESCRIPTION: This beautifully presented three-storey, four-bedroom semi-detached townhouse offers stylish and versatile accommodation arranged over three floors, perfectly suited to modern waterside living. The property has been thoughtfully maintained and features a generous contemporary fitted kitchen with a range of integrated appliances, creating a practical and attractive heart to the home.
The accommodation includes four well-proportioned bedrooms and two modern fitted bathrooms, providing excellent flexibility for families, guests or those requiring additional home-working space. A particular highlight is the balcony, finished with attractive composite decking and a glass balustrade, creating the perfect spot to sit and enjoy the **uninterrupted marina views**. The property also benefits from a separate terraced seating area, offering additional outdoor space for entertaining or relaxing. Located within a prestigious waterside development, the town house enjoys an enviable setting with the marina providing a stunning backdrop. Outside, there is the significant benefit of **a private garage and two allocated parking spaces**, making this an ideal home for those seeking generous accommodation, quality presentation, excellent parking and an exceptional waterside location.

LOCATION: Cutters Wharf is ideally situated on the sought-after Exmouth Marina development, just steps from the beach and its three miles of golden sands — perfect for enjoying a wide range of watersports including kitesurfing, windsurfing, sailing, and water ski-ing.
The property is within easy walking distance of Exmouth's train and bus stations, as well as the town centre, which offers a great mix of shops (including a handy M&S Foodhall), cafes, restaurants, schools, and a modern sports centre with swimming pool.
Right on your doorstep, the Marina itself is home to a vibrant selection of bars, restaurants, and retail outlets, creating a fantastic lifestyle opportunity in a truly unique setting.

THE ACCOMMODATION COMPRISES (all room sizes approximate):-

ENTRANCE Covered opaque double glazed entrance door to:-

HALLWAY Solid wood flooring. Radiator. Coved ceiling. Built-in storage cupboard. Stairs up to the first floor. Doors off to

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CLOAKROOM Enclosed flush WC. Wall hung wash hand basin with mixer tap in tiled surround with cupboard under. Solid Wood flooring. Chromed rung radiator. Downlighter. Coved ceiling. Extractor fan.

KITCHEN/DINER. 15' 2" (4.62m) x 14' 11" (4.55m): Generous room comprising quartz worktop surfaces with matching up stands and groove drainer. Under counter 1 1/2 bowl sink with mixer tap. Hotpoint induction 4 plate hob with built-in Siemens oven. Cupboards and drawers under with large integrated corner carousel unit, fitted dishwasher and ample storage. A second carousel unit. Wall mounted cupboards. Fitted shelving. Built-in fridge freezer. Coved ceiling. Downlighters. Corner radiator. Wood flooring throughout. Electric underfloor heating. Double glazed double doors with double glazed side panels leading out onto the rear garden with views over the marina.

GARAGE/UTILITY ROOM 17' 5" (5.31m) x 8' 6" (2.59m):
Electric roller door. Wall-mounted valent gas-fired boiler. Downlighters. Plumbing for washing machine. Wall mounted cupboards.

FIRST FLOOR

LANDING Coved ceiling. Downlighter. Radiator. Stairs to second floor. Opening to…

SITTING ROOM 14' 11" (4.55m) x 12' 1" (3.68m):
Double-glazed double doors and matching side windows leading out onto the balcony with views over the marina. Coved ceiling. Downlighters. Built-in under stairs' cupboard. Runged radiator.

BALCONY Composite decking. Stainless steel and glass balustrade. Fantastic views over the Marina.

BEDROOM 2/GUEST BEDROOM 10' 10" (3.30m) x 8' 10" (2.69m): Double glazed window to the front with views up the estuary. Built-in wardrobe. Coved ceiling. Radiator.

BATHROOM 7' 10" (2.39m) x 5' 7" (1.70m): Modern white suite comprising tiled panelled bath in full tiled surround with shelf recess. Fitted mixer tap and mixer twin-headed shower. Wall hung wash hand basin with mixer tap with cupboards under. Enclosed flush wall hung WC. Walls in full tiled surround. Chromed rung radiator. Wood effect tiled floor. Large vanity mirror. Downlighters. Extractor fan. Opaque double-glazed window to the front.

SECOND FLOOR

LANDING Coved ceiling. Downlighter. Radiator. Hatch to roof. Built-in airing cupboard housing shelving and hot water cylinder.

BEDROOM 1 12' 9" (3.89m) x 12' 1" (3.68m): Bright spacious room with large, double-glazed windows to the rear with views over the marina. Juliette style balcony. Coved ceiling. Downlighters. Built-in double wardrobe. Radiator. Opening to…

EN-SUITE 8' 1" (2.46m) x 4' 1" (1.24m): Modern white suite comprising a fully tiled shower cubicle with built-in grower shower in tiled recess. Wall hung wash hand basin with mixer tap. Wall hung low-level enclosed flush WC. Walls in full tiled surround. Tiled floor. Downlighters. Chromed rung radiator. Vanity mirror. Extractor fan.







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BEDROOM 3 10' 11" (3.33m) x 7' 9" (2.36m): Double glazed window to front. Coved ceiling and radiator. Views towards the Exe Estuary between the properties opposite.

BEDROOM 4 10' 11" (3.33m) x 6' 9" (2.06m): Double glazed window to the front. Coved ceiling. Radiator. Views towards the Exe Estuary between the properties opposite.

OUTSIDE

The property benefits from **TWO GENEROUS PARKING SPACES** which in turn lead to the entrance and the **GARAGE** 17' 5" (5.31m) x 8' 6" (2.59m).

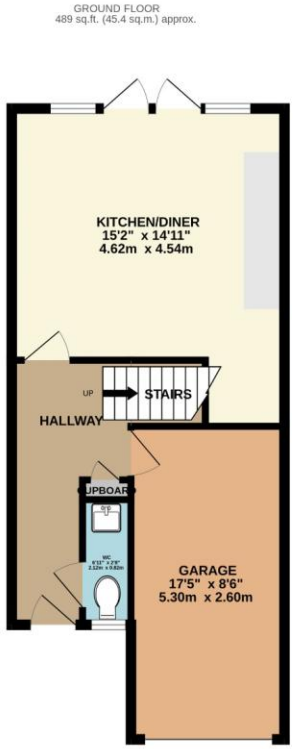
The rear courtyard garden enjoys wonderful Marina views and has a full width paved patio with an artificial grass seating area. A gate leads out to the pedestrian marina walkway.

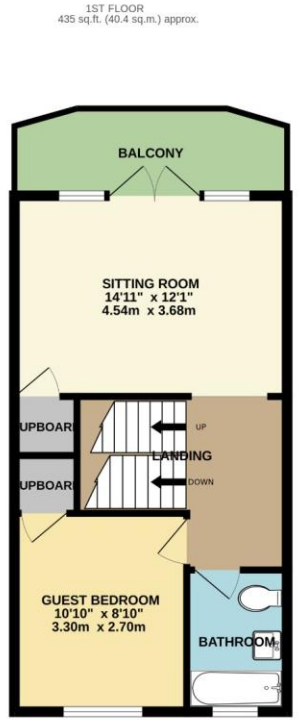
TENURE: Freehold **COUNCIL TAX:** Band E

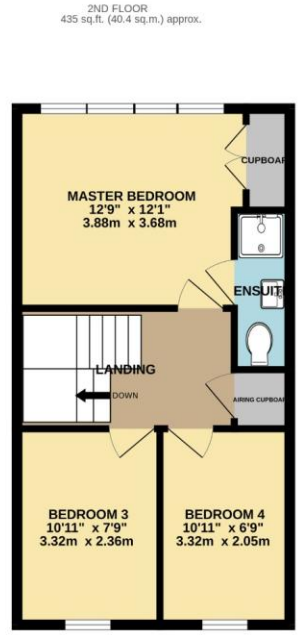
MAINTENANCE CHARGES: £1,550.00

DIRECTIONS From Exeter, proceed on the A376 to Exmouth, follow the signs towards the town centre along Marine Way. Take the second exit off the roundabout by Exmouth Train Station and then the second exit of the subsequent roundabout into Langerwehe Way. Turn left into Shelly Road where you will see the entrance to the Exmouth Quay development. Proceed along this road and just after the road bends to the left, Cutters Wharf can be found along here on the left hand side. **What3Words///**mugs.food.assembles









TOTAL FLOOR AREA : 1358 sq.ft. (126.2 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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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 particular, 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.

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