



£325,000

4 The Point, Pierhead, Exmouth, Devon, EX8 1FE





Immaculately presented first floor 2-bedroom apartment with parking, located on the edge of the prestigious Exmouth Marina, just a stone's throw from the beach.

- **Spacious sitting/dining room with access to private balcony**
- **Modern high-gloss kitchen with Quartz worktops & integrated Neff appliances**
- **2 double bedrooms - both with fitted wardrobes**
- **Contemporary bathroom**
- **Double glazing, underfloor heating & ceiling speaker system**
- **Allocated parking space**
- **Lift access to all floors**
- **No onward chain – ideal main home or coastal lock-up-and-leave**
- **Prime location close to shops, restaurants, transport links & Marina amenities**

DESCRIPTION: Immaculately presented first floor apartment located on the edge of the prestigious Exmouth Marina, just a stone's throw from the beach. Offered with no onward chain, the property features a spacious sitting/dining room with balcony, a modern high-gloss kitchen with Quartz worktops and integrated Neff appliances, two double bedrooms, and a contemporary bathroom. Benefits include underfloor heating, oak flooring, ceiling speakers, and an allocated parking space. The Point enjoys an enviable location close to Exmouth's golden sands, waterside restaurants, and town centre amenities, as well as excellent transport links to Exeter. A superb low-maintenance coastal home or lock-up-and-leave apartment. Viewing highly recommended.

SITUATION: The Point is located on the edge of the prestigious Exmouth Marina development and just a few steps from Exmouth beach is with 3 miles of golden sands, perfect for a range of water sport activities including kitesurfing, windsurfing, sailing and water Skiing. The property is within easy walking distance of the train & bus station and Exmouth town centre, with its variety of shops, including a very convenient M&S food hall, bars, restaurants, schools, modern sports centre with swimming pool and various other amenities. In the immediate vicinity around the Marina are a good range of bars, restaurants and retails outlets.

The accommodation comprises (all measurements are approximate):-

GROUND FLOOR

COMMUNAL ENTRANCE: Intercom entry. Stairs and lift up to the...

FIRST FLOOR

Private entrance door to the apartment.

ENTRANCE HALL: Solid Oak flooring with underfloor heating. Coved ceiling. Large built-in double cupboard housing space for washing machine, gas fired boiler and Vent Axia heat exchange system. From the hallway there is a glazed door leading off to the...

SITTING/DINING ROOM:

16' (4.88m) x 13' 8" (4.17m):

Double glazed sliding patio door leading out onto the balcony. Wall lights. Downlighters. Ceiling speaker system. Video entry system. Oak flooring with underfloor heating.

KITCHEN:

9' (2.74m) x 6' 9" (2.06m):

Modern white kitchen with Quartz worktop with cupboards and drawers below. Inset Neff induction hob with Neff extractor fan above. Matching wall mounted cupboards. Integrated Neff slimline dishwasher. Cupboard housing bin. Built-in Neff oven with draw underneath. Separate built-in Neff microwave oven. Built-in Neff fridge and freezer. Downlighters. Oak flooring continuing from the sitting / dining area.

BEDROOM 1:

12' 3" (3.73m) x 9' 2" (2.79m):

Double aspect double glazed window looking out over the rear aspect and up towards Exmouth seafront. Double wardrobe with hanging and shelving. Ceiling speaker. Underfloor heating.

BEDROOM 2:

12' 3" (3.73m) x 8' 5" (2.57m):

Double glazed window to rear. Single built-in wardrobe. Underfloor heating. Ceiling speaker.



BATHROOM 8' 6" (2.59m) x 6' 9" (2.06m): White suite comprising low-level WC, vanity unit with inset wash hand basin, tiled splashback, and chrome mixer tap above two storage cupboards. Panelled bath with mixer shower over, folding glass shower screen, and fully tiled surround. Tiled flooring, chrome heated towel rail, shaver point, and a large mirror positioned above the sink unit.

BALCONY 9' 9" (2.97m) x 3' 10" (1.17m):

There is a decked balcony off of the sitting room which has a glass and stainless steel balustrade.

PARKING: There is an allocated parking space around the side of the building.

TENURE: Leasehold - 125 year lease from 01/01/2017

NHBC: Cover until 23/03/2027

SERVICE CHARGE: £3037.17 per annum for 2025

GROUND RENT: £400.00 per annum

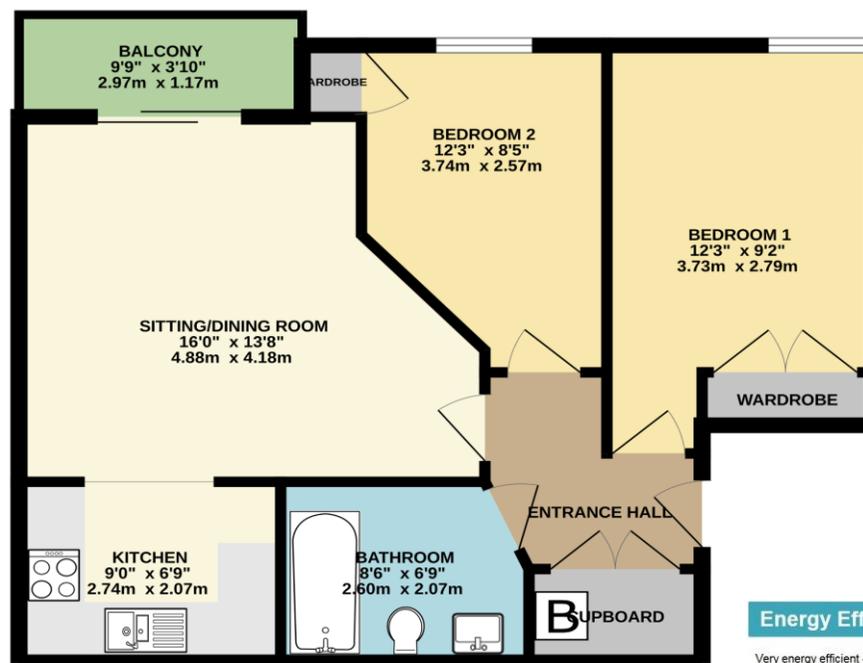
COUNCIL TAX: Band D - £2433.97

WHAT3WORDS: waxer.director.corporate

DIRECTIONS

On entering Exmouth from Exeter on the A376 head towards the town centre. At the roundabout adjacent to M&S, take the second exit onto Imperial Road, at the next round about take the first exit and then turn right into Victoria Road. Continue along Victoria Road until reaching The Beach Pub, take the second right here alongside Stuart Line Cruises and The Point can be found on the right.

FIRST FLOOR
601 sq.ft. (55.9 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Telephone:
01395 265530

Email:
exmouth@hallandscott.co.uk

Website:
www.hallandscott.co.uk

Address:
Unit 2, Pierhead, Exmouth, Devon, EX8 1DU

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.

