



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	76	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

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2 Pennant House, Shelly Road,
Exmouth, EX8 1XW

GUIDE PRICE

£400,000

TENURE Leasehold



A Superb Ground Floor Apartment With Stunning Views Over Exmouth Marina. Private Garden With Gate Directly On To The Marina, Garage Plus Additional Parking Space.

Modern Kitchen With Built In Appliances * Stylish Re-Fitted Shower Room/WC * Attractive Lounge/Dining Room * Ideal Location Overlooking The Marina * Within Easy Walking Distance Of The Seafront And The Town Centre
*For Sale With No Ongoing Chain

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THE ACCOMMODATION COMPRISES:

COMMUNAL ENTRANCE: Door intercom system giving access to communal areas. The apartment is found on the ground floor approach via a private front door to:

RECEPTION HALL: Wood flooring; radiator; door entry telephone; good size coats cupboard with light also housing electric consumer unit; adjoining cupboard; radiator.

LOUNGE/DINING ROOM: 4.37m x 3.66m (14'4" x 12'0") Attractive room with stunning outlook over the Marina basin via double glazed double doors which also open on the the properties own private garden. The room boasts a living flame effect coal fire; wood flooring; radiator; television point; additional wall lighting; recessed LED spotlighting; opening to:

KITCHEN: 2.36m x 2.54m (7'9" x 8'4") Fitted with a range of wood effect work tops with cupboards and drawer units, plumbing for automatic washing machine and space for dishwasher beneath; attractive tiled surrounds; inset one and a half bowl single drainer sink unit; mixer tap; four ring gas hob; built in oven beneath; extractor fan over; wall mounted cupboards with concealed lighting beneath; newly installed gas boiler for hot water and central heating; recessed ceiling LED lighting; wood flooring.

BEDROOM ONE: 3.56m x 3.25m (11'8" x 10'8") Double glazed window enjoying a wonderful outlook over the Marina basin; radiator; television point; built in triple wardrobe.

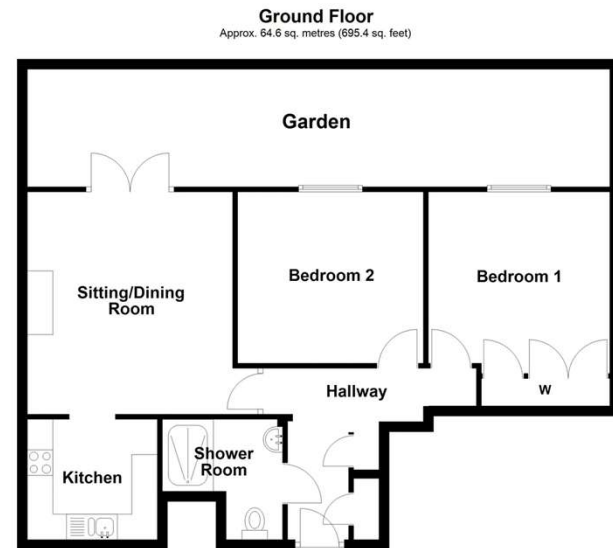
BEDROOM TWO: 3.4m x 2.34m (11'2" x 7'8") Upvc double glazed window enjoying a wonderful outlook over the marina basin; radiator.

WET ROOM/WC: 2.16m x 1.85m (7'1" x 6'1") Stylishly and contemporarily re-fitted with tiled underfloor heating; fixed rainfall shower head hose and detachable shower head hose; circular wash hand basin with free standing mixer tap standing on the marble display surface; storage space beneath; fitted mirror over with integrated light; WC with concealed cistern with push button flush; chrome heated towel rail; fully tiled walls; recess ceiling LED spotlighting; ceiling extractor fan.

OUTSIDE: To the front of the property is a GARAGE with roller up and over door; power connected and storage space in the eaves. There is a parking space directly in front of the garage. To the rear of the apartment there is a private garden. The garden runs the full width of the apartment with a decked patio area which in turn leads to a artificial lawned area of garden, all enjoying wonderful Marina views providing a superb place for outside entertaining. There is a pedestrian gateway giving direct access on to the Marina walkway.

TENURE & OUTGOINGS: The property is held on 125 Year Lease from 2001. We understand the current Service Charge is approximately £3700 per annum although we would advise any interested party to verify these figures.

FLOOR PLAN:



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epsolutions.co.uk
Plan produced using PlanUp.

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