

Guide Price £425,000

7 Shelly Court, Pierhead, Exmouth, EX8 1ER



- Renovated Purpose Built Seafont Apartment • Stunning Sea, Exe Estuary & Haldon Hill Views • Large South Facing Sun Terrace • Double Glazing & Gas Central Underfloor Heating • Open Plan Living / Dining / Kitchen With Balcony Access • 2 Bedrooms & Modern Fitted Shower Room • Garage, Parking, Level Walk To All Seafront & Town Amenities • NO ONWARD CHAIN - Ideal Permanent Or Holiday Home



Accommodation

Communal front entrance door for this apartment and 3 others. Staircase rising to first floor.

First Floor

Communal Porch

Own front entrance door, with outside electric meter box and spy hole, leading to apartment.

Hall

Useful utility cupboard having space and plumbing for washing machine and shelving. Wall mounted thermostat for underfloor heating in shower room. Inset ceiling lights. Open to living / dining / kitchen room and doors leading to both bedrooms and shower room

Open Plan Living / Dining / Kitchen 19'10" (6.05m) x 17'11" (5.46m) Max

Having aluminium, double glazed, triple sliding doors leading to the South facing sun terrace and gaining far reaching Exe Estuary, Haldon Hill, Sea and Dawlish Warren views. Modern fitted kitchen comprising cupboard and drawer storage units with work surfaces including, breakfast bar and matching up stands. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring induction hob with electric oven below and filter hood above. Integrated slimline dishwasher and fridge. Vinyl flooring with underfloor heating and wall mounted thermostat. Useful shelved storage cupboard with access to gas meter. Inset ceiling lights. Mains wired smoke alarm. Wall mounted entry phone.

Sun Terrace 17'9" (5.41m) x 15'0" (4.57m)

Excellent space for taking in the South facing views of the Exe Estuary, Haldon Hills, Dawlish Warren and the Sea.

Bedroom 1 12'7" (3.84m) x 10'8" (3.25m)

uPVC double glazed window to front. Fitted double wardrobe. Vinyl flooring with underfloor heating and wall mounted thermostat. Inset ceiling lights. Mains wired smoke alarm.

Bedroom 2 12'1" (3.68m) x 7'1" (2.16m)

uPVC double glazed window to front. Vinyl flooring with under floor heating and wall mounted central heating thermostat. Wall mounted electric trip switch fuse box. Airing cupboard housing the gas fired boiler that supplies the central heating and domestic hot water. Inset ceiling lights. Mains wired smoke alarm.

Shower Room

Modern fitted white suite of triple shower tray with splash screen and thermostatically controlled shower unit, including Rainfall waterhead and tiling to ceiling height. Low-level WC. Vanity wash hand basin. Heated towel rail. Inset ceiling lights. Wooden flooring with underfloor heating.

Garage 17'4" (5.28m) x 7'11" (2.41m)

Up and over door front. Power and light connected.





Parking

Immediately to the front of the garage is parking for 1 vehicle.

Tenure

The property is LEASEHOLD. We understand there are approx. 167 years remaining on the lease. Combined Ground Rent & Service Charges are approx. £1,350 per annum.

Services

All mains services are connected. Council Tax Band C

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

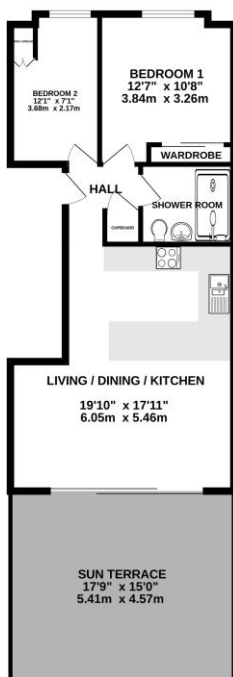
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

We understand that, although within Exmouth Marina, are not subject to the same regulations as many of the adjoining apartment blocks. The management company is based in Sidmouth. We understand pets and holiday lets are permitted

FIRST FLOOR



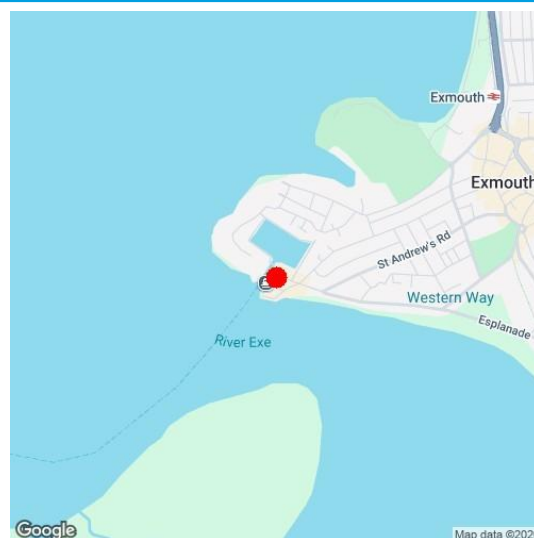
PIERHEAD, EXMOUTH MARINA

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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Directions

From our prominent town centre office, turn left and proceed straight across Rolle Street into High Street. At the roundabout, take the second exit into Imperial Road and proceed to Exmouth seafront. At the junction, turn right towards Exmouth Marina. The entrance to Shelly Court is on the left hand side when at the vehicle entrance to The Marina.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



Viewing Strictly By Appointment Only - Contact The Links Team Via:
 TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: 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.