

Madison Wharf



£200,000

6 Madison Wharf, Shelly Road, Exmouth, Devon, EX8 1DA



Well presented modern ground floor studio apartment, ideally located on the prestigious Exmouth Marina development, just steps from Shelly Beach. Offering direct access onto the marina walkway, the property benefits from an outside terrace, allocated parking space and views towards the Estuary and Dawlish Warren.

- **Sitting/Dining Area**
- **Kitchen with built-in appliances**
- **Bedroom area with built-in wardrobe**
- **Bathroom with Spa Bath**
- **Balcony Terrace**
- **Allocated Parking Space**
- **Entry Security System**
- **Electric Central Heating & Double Glazing**
- **NO ONWARD CHAIN**

DESCRIPTION: This ground floor apartment benefits from the convenience of direct access via the private terrace doors, allowing you to enter without using the communal entrance. Internally, the accommodation is bright and well presented, comprising a sitting/dining area with double glazed doors opening onto the south-westerly facing terrace, allowing plenty of natural light and afternoon sun. The terrace enjoys estuary views towards Dawlish Warren and provides direct gated access onto the marina walkway – perfect for seaside strolls.

The kitchen is well equipped with integrated appliances, while the cleverly screened bedroom area features a built-in double wardrobe. A modern bathroom completes the accommodation, fitted with a spa bath and shower with body jets. Further benefits include allocated parking and close proximity to Exmouth town centre, the train station and a wide range of amenities. With the beach, marina and coastal walks on your doorstep, this apartment is ideal as a holiday home, investment opportunity or main residence.

LOCATION: Situated within a sought-after marina development at the mouth of the River Exe, this superb ground floor apartment enjoys an enviable coastal position just a stone's throw from the beach.

Exmouth is a thriving and highly sought-after coastal town, renowned for its welcoming atmosphere, excellent amenities and beautiful surroundings. Framed by rolling Devon countryside and yet conveniently located just twelve miles from the Cathedral City of Exeter, the town benefits from easy access to intercity rail links, Exeter International

Airport and the M5 motorway, making it ideal for both full-time living and weekend escapes.

The marina itself is home to the popular Point Restaurant, perfect for relaxed breakfasts or leisurely lunches while watching boats come and go, along with the well-loved Beach Pub, a favourite with locals and visitors alike, offering regular weekend entertainment and a lively social scene.

Exmouth boasts over three miles of golden sandy beaches and is a haven for watersports enthusiasts, with opportunities for sailing, boating and water skiing. The attractive seafront is lined with a variety of cafés and restaurants, ideal spots to stop, unwind and take in the coastal views.

The town centre offers a comprehensive range of amenities including a good selection of shops, a convenient M&S Foodhall, schools, a modern leisure centre, swimming pool and many other everyday facilities, all contributing to Exmouth's reputation as one of East Devon's most desirable coastal destinations.

The accommodation comprises (all measurements are approximate):-

COMMUNAL ENTRANCE Communal entrance door with security buzzer entry system to...

PRIVATE ENTRANCE DOOR Leading to...

INNER HALLWAY. Coved ceiling. Laminate wood flooring. Built-in airing cupboard housing the electric fired boiler and hot water tank. Door leading through to the living accommodation. Opening through to:-

SITTING/DINING ROOM 14' 11" (4.55m) x 13' (3.96m) A bright room with double glazed windows and double glazed double doors to the rear terrace. Coved ceiling. Downlighters. Radiator.

KITCHEN 9' 8" (2.95m) x 7' 4" (2.24m) Roll edge worktop surface with matching splashback, inset one and a half bowl sink with drainer and mixer tap. Twin ring ceramic hob. Integrated fridge with freezer compartment. Oven. Cupboards and drawers under with integrated washer/dryer. Matching wall mounted cupboards with underlighting and display shelf. Matching laminate wood flooring from the hall. Coved ceiling. Extractor fan. Downlighters.

BEDROOM 10' 5" (3.17m) x 9' (2.74m) The bedroom area is screened off from the rest of the accommodation with some vertical blinds. Coved ceiling. Downlighters. Radiator.

BATHROOM 7' 3" (2.21m) x 7' 1" (2.16m) Modern white suite comprising P-shaped Trevi spa bath, with curved glass screen and built-in shower, with full body jets and twin headed shower. Enclosed flush low level W.C. Wash hand basin with cupboards under and mixer tap in tiled splashback. Coved ceiling. Extractor fan. Downlighters. White rung radiator. Feature wall with glass opaque bricks. Tiled floor. Light with shaver point.



Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **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

Current	Potential
64	67

OUTSIDE TERRACE: Facing in a South Westerly direction with some Estuary views out towards Dawlish Warren. Astro turfed lawn area. Direct access via a gate onto the marina walkway.

ALLOCATED PARKING SPACE Located at the side of the apartment block.

TENURE: Leasehold - The property is held on a 125 year lease from 2001

COUNCIL TAX BAND: B - £1893.10

MAINTENANCE CHARGES: £2,263 Per Annum

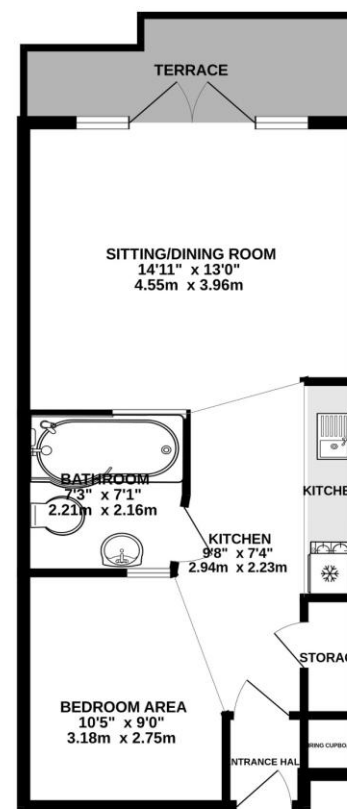
GROUND RENT £391.00 Per Annum

PETS No pets allowed without prior consent sought & granted by the Management Company - Crown Property Management

WHAT3WORDS ///crouching.nasal.smarting

DIRECTIONS: On entering Exmouth from Exeter on the A376, proceed towards the town. At the roundabout take the second exit by Marks & Spencer and the train station into Imperial Road. At the next roundabout take the second exit straight ahead onto Langerwehe Way. Take the second left onto Shelly Road and follow this road around passing the Sailing Club on your right. Madison Wharf can be found at the end of this road on the left hand side.

GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 452 sq.ft. (42.0 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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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 particulars, 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.

