



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	76	78
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		
WWW.EPC4U.COM		

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

GUIDE PRICE
£385,000
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.

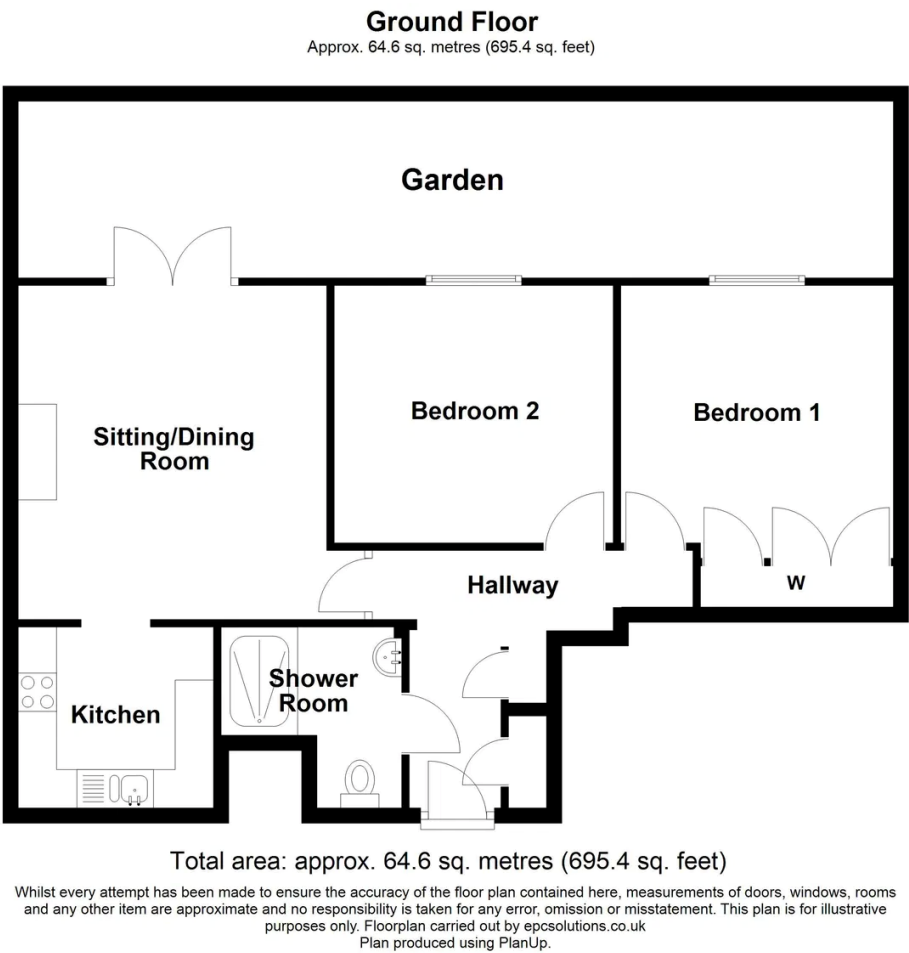
BEDROOM TWO: 3.4m x 2.34m (11'2" x 7'8") Upvc double glazed window enjoying a wonderful outlook over the marina basin; radiator.

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:



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