



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	77
(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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10 Ropewalk House, Shelly Road, Exmouth, EX8 1XU

GUIDE PRICE  
£765,000  
TENURE Leasehold



**A Stunning Penthouse Apartment Boasting Breathtaking Views Over Exmouth Marina To Dawlish Warren And Coastline Beyond**

Spacious Dual Aspect Sitting/Dining Room With Access To Sun Balcony  
Stylish Modern Kitchen/Breakfast Room \* Three Double Bedrooms (Main Bedroom With Re-Fitted High Quality En-Suite Shower Room/Wc) \* Main Modern Bathroom Suite \* Garage And Parking \* Beautiful Permanent Or Holiday Home Retreat \* Viewing Recommended

## 10 Ropewalk House, Shelly Road, Exmouth, EX8 1XU

Pennys are delighted to offer this purpose built top floor apartment offering approximately 1100 square foot of accommodation with outstanding views over Exmouth marina and Dawlish Warren and coastline beyond. The accommodation is beautifully presented with large sitting/dining room with access to a good size balcony overlooking the marina, dual aspect stylish kitchen/breakfast room with range of built-in appliances, three double bedrooms (main bedroom with en-suite shower room and fitted wardrobes), gas central and double glazed windows. The property benefits from a garage with electric door and parking space directly in front of the garage.

**THE ACCOMMODATION COMPRISES:** Communal entrance with door intercom system, lift and stairs to the top floor, private entrance door to the apartment giving access to:

**RECEPTION HALL:** Attractive wood-effect flooring, access via loft ladder to roof space, good size coats cupboard with shelving, light and electric consumer unit and electric meters.

**SITTING/DINING ROOM:** 7.19m x 4.8m (23'7" x 15'9") A bright and spacious room with feature high ceiling in sitting room area with large double glazed bay window, taking full advantage of the wonderful views over the marina, Dawlish Warren and coastline beyond, with fitted electric blinds, additional double glazed window to side aspect and double glazed door leading out to the SUN BALCONY. Pebble-effect living flame fire display with TV point over and wall downlighters, recessed ceiling led spotlighting in sitting room area, radiator with shelf over.

**BALCONY:** 3.35m x 1.45m (11'0" x 4'9") Enjoying views over the marina and beyond, with artificial lawn, glass balustrade and outside lighting.

**KITCHEN/BREAKFAST ROOM:** 5.69m x 3.12m (18'8" x 10'3") A most stylish and bright dual aspect kitchen with double glazed windows to front and side elevations. The kitchen is fitted with a range of quartz working surfaces with matching splashbacks and further coloured splashbacks over, with range of cupboards and drawer units, refuse drawer, integrated dishwasher and washing machine beneath work surfaces and sink unit, matching wall mounted cupboards, integrated fridge and freezer, induction hob with extractor hood over with light, built-in oven with cupboards above and below, radiator, recessed ceiling led spotlighting in kitchen area.

**BEDROOM 1:** 3.66m x 3.35m (12'0" x 11'0") plus doorway recess with double glazed window overlooking the marina to coastline beyond. Radiator, two built-in wardrobes.

**EN-SUITE SHOWER ROOM/WC:** Stylishly refitted comprising of an easy access oversized shower tray with shower splash screen, splash back walls, handrail, rainfall shower head hose and detachable shower head hose, wash hand basin set in matching display surface with cupboards and WC beneath with push button flush, chrome heated towel rail, fully tiled walls, ceiling led spotlighting, extractor fan, mirror fronted medicine cabinet.

**BEDROOM 2:** 3.76m x 3.1m (12'4" x 10'2") Built-in wardrobe, double glazed window to front aspect enjoying a pleasant open outlook, radiator. property.

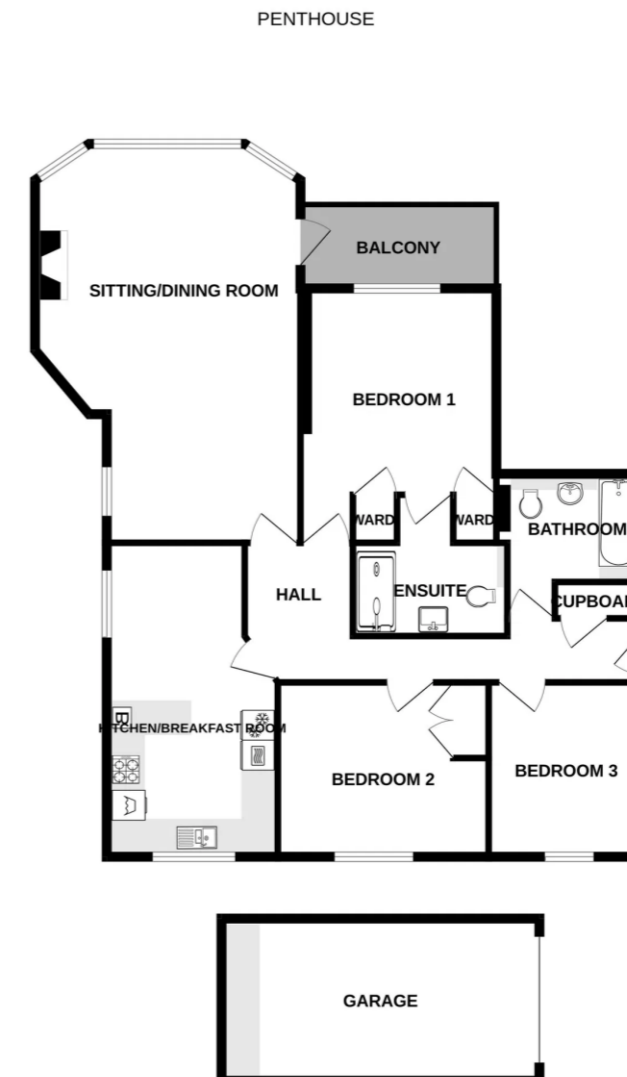
**BEDROOM 3:** 3.1m x 2.84m (10'2" x 9'4") Double glazed window to front aspect, radiator, built-in floor to ceiling wardrobe with double sliding doors, matching range of base cupboards, base unit, wall mounted cupboards.

**BATHROOM/WC:** 2.41m x 1.96m (7'11" x 6'5") A modern suite comprising bath with Mira shower unit over, shower curtain and rail, wash hand basin set into display surface with cupboards and WC with push button flush beneath, chrome heated towel rail, extensively tiled walls, recessed ceiling spotlighting, mirror fronted medicine cabinet, automatically operated extractor fan.

**OUTSIDE:** The property benefits from a **GARAGE:** 5.79m x 2.92m (19'0" x 9'7") With electric door, power and light connected, with parking directly in front of the property.

**TENURE:** The property is Leasehold with a remainder of 125 year lease from 1999. Service Charge: To be confirmed.

### FLOOR PLAN:



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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