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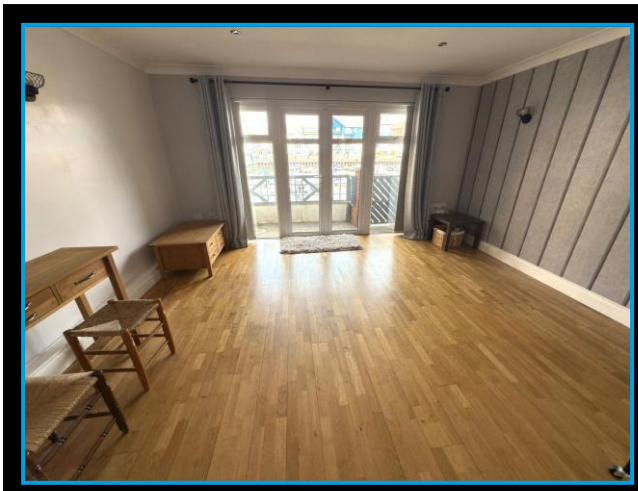
Guide Price £200,000
5 Madison Wharf, Exmouth Marina, Exmouth, EX8 1DA





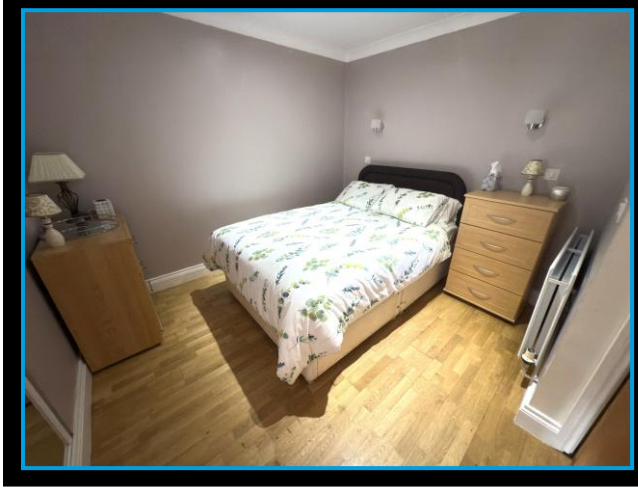


• Ground Floor Marina Apartment • Electric Central Heating & Double Glazing • Open Plan Accommodation • Living Area With Marina Views • Kitchen Area With Integrated Appliances • Bedroom Area, Modern Fitted Bathroom • Allocated Parking Space, Sun Terrace • NO ONWARD CHAIN









Location

Situated on the prestigious Exmouth Marina, ideally positioned close to Exmouth`s two mile stretch of golden sandy beach, as well as a variety of restaurants, bars, the Exe Estuary cycle path, the town centre, and the train station, this property is offered for sale with no onward chain.

Accommodation

Communal front entrance door, with entry com system, leading to:

Communal Hallway
Own front entrance door leading to the apartment.

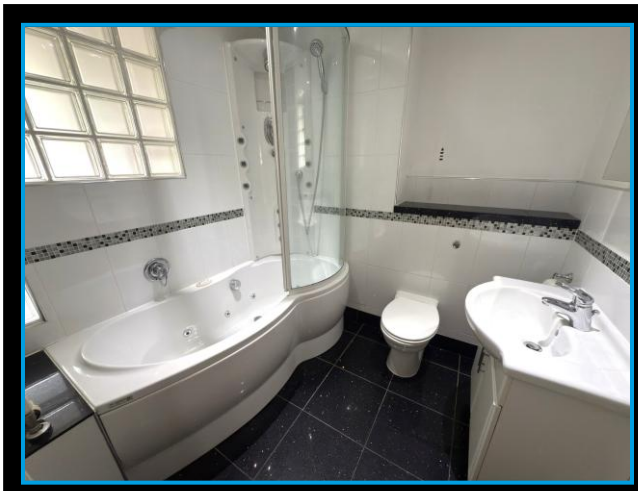
Porch
Wooden flooring. Airing cupboard housing the hot water tank. Door leading to:

Bedroom Area 12'6" (3.81m) x 10'0" (3.05m)
Radiator. Wooden flooring. Smoke alarm. Inset ceiling lights. Useful cloaks storage cupboard / wardrobe. Wall mounted entry phone. Open to:

Kitchen Area 9'8" (2.95m) x 7'4" (2.24m)
Range of cupboard and drawer storage units with roll edge work surface and matching splashback`s. Stainless steel single sink and drainer unit with mixer tap. Built - in 4 ring electric hob with electric oven below and eye level microwave to side. Integrated washing machine. Integrated fridge. Wooden flooring. Inset ceiling lights. Open to living area and door leading to bathroom.

Living Area 14'11" (4.55m) x 13'4" (4.06m)
uPVC double glazed French doors gaining lovely Marina views and giving access to the sun terrace. Radiator. Wooden flooring. Inset ceiling lights. Central heating thermostat.

Bathroom
Glass tiles to front and rear. Modern fitted white suite of Jacuzzi style bath with thermostatically controlled multi jet shower over. Concealed cistern WC. Vanity wash hand basin. Tiled flooring. Heated towel rail. Inset ceiling lights.









Externally

Sun Terrace
The property has its own enclosed sun terrace ideal for outdoor dining and sitting during the fine weather and for gazing over Marina life. Pedestrian gate giving access to the Marina.

Parking
To the side of the building is an allocated parking space.

Tenure
The property is LEASEHOLD. We understand a 125 year lease was granted in September 2002. Annual Ground Rent £389. Service Charge, including Buildings Insurance, is £2,290.90 per annum

Services
Mains Water, Drainage & Electric are connected. Council Tax Band C

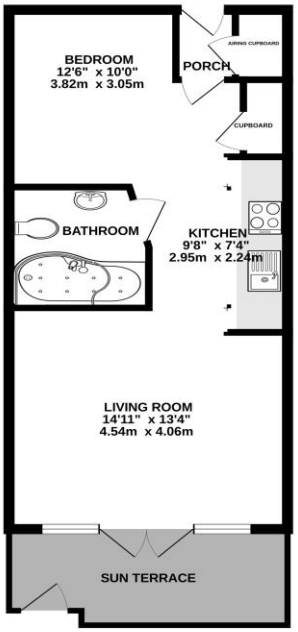
Mortgage Assistance
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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Agents Note
These are draft particulars and are awaiting vendors verification

GROUND FLOOR

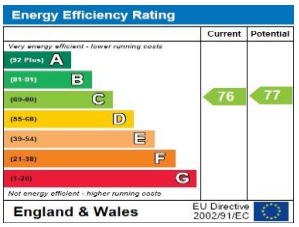


MADISON WHARF, EXMOUTH MARINA

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 right down Rolle Street and take a left hand turning at the round about. Take a left at the next roundabout and head along Imperial Road. At the next roundabout, head straight across into Langerwere Way and take the 2nd left hand turning into Shelly Road. Proceed along the road and continue to the end, where Madison Wharf will be located on the left hand side.





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 guidline 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.