



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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25 Madison Wharf, Shelly Road,  
Exmouth, EX8 1DA

GUIDE PRICE  
**£355,000**  
TENURE Leasehold



**A Spacious And Larger Than Expected Duplex Apartment Located On Exmouth's Prestigious Marina Development Enjoying Stunning Views Overlooking The Marina Basin From Two Balconies And Enjoying Well Presented Accommodation and Garage**

Open Plan Living Area And Well Appointed Kitchen \* Cloakroom/WC \* Sun Balcony Off Living Area With Views Over The Marina \* Bedroom With Sun Balcony Off With Views Double Glazed Windows \* Superb Permanent Home Or Holiday Home Retreat

*\*Currently Run As A Successful Airbnb Business\**



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THE ACCOMMODATION COMPRISES:

**COMMUNAL ENTRANCE:** With entry security system; stairs and lift. Private front door:

**RECEPTION HALL:** Turning staircase rising to upper floor with good size understairs cupboard beneath; radiator; door entry phone.

**OPEN PLAN SITTING/DINING ROOM:** A stunning LIVING AREA designed to take full advantage of the uninterrupted views of the Marina Basin; television point; radiator; wood effect flooring; ceiling spot lighting; sun balcony with glass balustrade and stunning views over the Marina Basin. **KITCHEN AREA:** Stylish and well appointed kitchen fitted with a range of worktops extended to provide a breakfast bar area with a range of cupboards, drawer units, plumbing for automatic washing machine and further appliance space beneath worktops; tiled surrounds; single drainer one and a quarter bowl sink unit with mixer tap; inset four ring electric hob with stainless steel extractor hood over with light; range of wall mounted cupboards incorporating shelving units; recessed LED spotlighting; space for upright fridge/freezer; tiled flooring.

**CLOAKROOM/WC:** Fitted with wash hand basin in cabinet with mirror over; WC with concealed cistern and push button flush; extractor fan; radiator.

**FIRST FLOOR GALLERIED LANDING:** With display area; good size fitted storage cupboards.

**BEDROOM:** A stunning bedroom with range of floor to ceiling bespoke design built in wardrobes; picture double glazed windows and double doors opening out onto the sun balcony which enjoys lovely views over the Marina Basin.

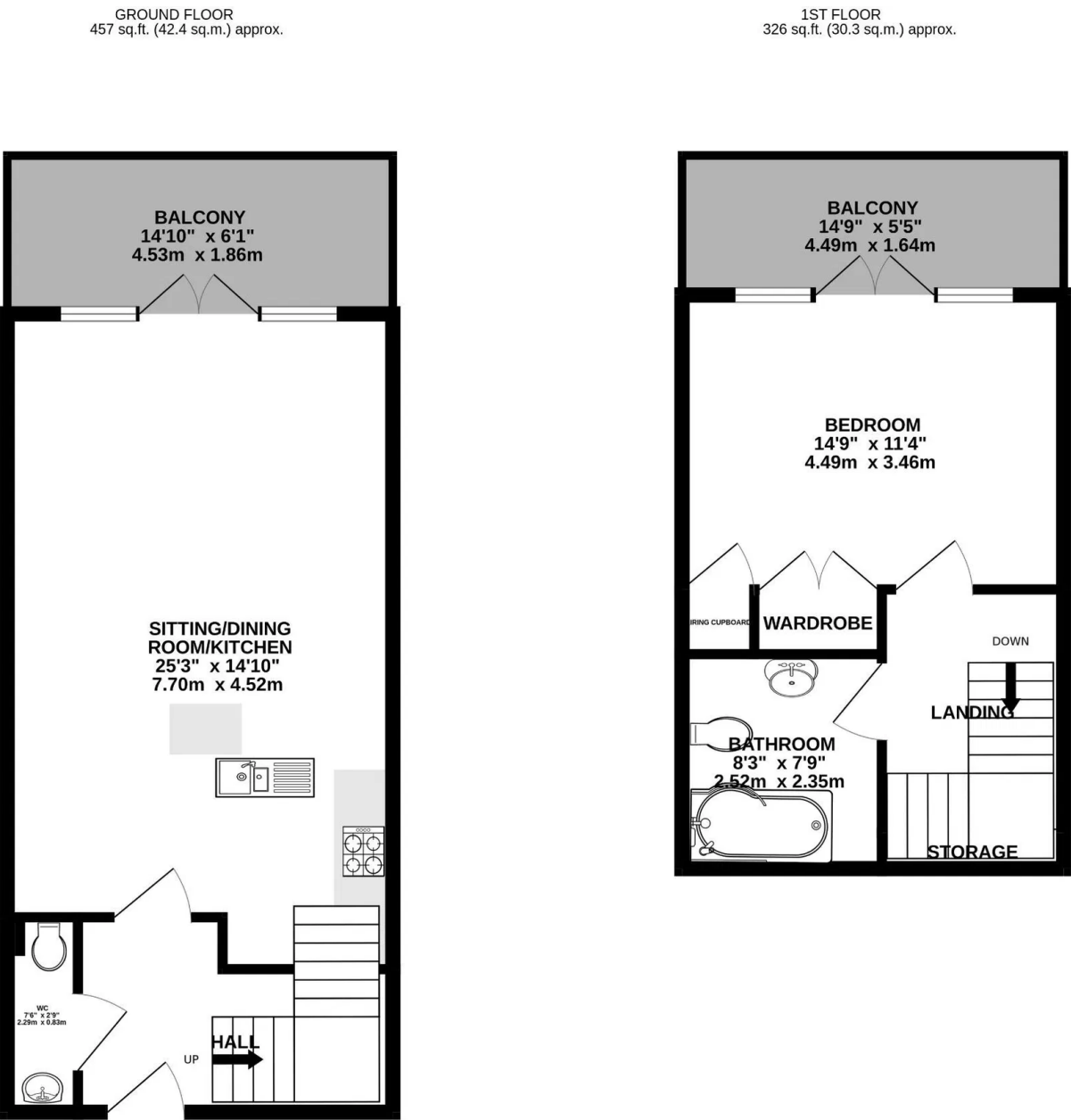
**BATHROOM/WC:** Comprising bath with shower unit over and shower splash screen; vanity style wash hand basin; WC with concealed cistern and push button flush; tiled flooring and colour co-ordinated part tiled walls; recessed ceiling spotlighting; ceiling extractor fan; heated towel rail.

**OUTSIDE:** The property enjoys a SINGLE GARAGE with up and over door with power connected.

**TENURE AND OUTGOINGS:** The property is Leasehold held on 125 year lease from 2002. We understand the maintenance charges are approximately £2200.00 per annum with an annual ground rent of £391.00.

**AGENTS NOTE:** The following appliances are included in the sale of the property - slimline dishwasher, Samsung fridge freezer and fairly new Bosch washing machine.

FLOOR PLAN:



TOTAL FLOOR AREA : 783 sq.ft. (72.7 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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