



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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10 Sharps Court, Exmouth, EX8 1DT

GUIDE PRICE
£600,000
TENURE Freehold



A Super Town House Located By Exmouth Marina With A Pleasant Outlook, With Patio Sun Terrace, Large Garage And Allocated Parking Space

Bright And Spacious Accommodation * Four Good Size Bedrooms (Two Ground Floor And Two Second Floor) * Ground Floor Shower Room/Wc * Second Floor Bathroom Suite And En-Suite Shower Room/Wc * First Floor Lounge And Open-Plan Kitchen/Dining Room Gas Central Heating * Double Glazed Windows * For Sale With No Ongoing Chain Viewing Recommended

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A fine example of a town house that has an attractive outlook towards Exmouth Marina and within walking distance of Exmouth beach and town centre. The property enjoys well presented accommodation arranged over three floors comprising of four good size bedrooms, including the main bedroom with an en-suite shower room/wc and a ground floor shower room/wc. The open-plan style living space on the first floor is both bright and spacious and offers direct access out to a decked terrace with steps down to the main garden area.

THE ACCOMMODATION COMPRISES:

Composite front door with outside courtesy light, giving access to:

RECEPTION HALL: Radiator, modern electric consumer unit, staircase rising to first floor landing with useful understairs storage cupboard, doors to two ground floor bedrooms and ground floor shower room/Wc.

BEDROOM 3: 4.04m x 2.87m (13'3" x 9'5") Radiator, double glazed window to front aspect.

BEDROOM 4: 3.86m x 2.84m (12'8" x 9'4") Radiator, double glazed window to rear aspect.

SHOWER ROOM/WC: 2.87m x 1.98m (9'5" x 6'6") Tiled shower cubicle with splash screen door, Mira shower unit, pedestal wash hand basin, WC, radiator, mirror fronted medicine cabinet, tiling to splash prone areas, plumbing for automatic washing machine.

From the reception hall stairs rise to:

FIRST FLOOR LANDING: Doors giving access to living room and kitchen.

KITCHEN/DINING ROOM: 5m x 4.11m (16'5" x 13'6") narrowing to 2.16m (7'1") The kitchen is fitted with worktops with cupboards and drawer units beneath with tiled surrounds, inset one and a half bowl sink unit, four ring gas hob with built-in oven below and filter extractor hood over, wall mounted cupboards, wall mounted Worcester gas boiler for hot water and central heating, radiator, two double glazed windows overlooking the front aspect, opening through to:

LOUNGE: 4.95m x 3.66m (16'3" x 12'0") A bright living space with two double glazed double doors overlooking the rear aspect and opening onto the decked veranda with steps leading down to the rear garden. Two radiators, feature fire surround housing living flame-effect coal gas fire, TV point.

From the first floor landing stairs rise to second floor landing with access to roof space, doors giving access to two further bedrooms and family bathroom suite.

BEDROOM 1: 4.09m x 4.06m (13'5" x 13'4") narrowing to 2.95m (9'8") A super main bedroom suite with double glazed windows overlooking the rear aspect with a pleasant outlook and views towards the Marina, built-in wardrobe, radiator.

EN-SUITE SHOWER ROOM/WC: 2.82m x 1.63m (9'3" x 5'4") measurement into shower recess. Fitted with tiled shower cubicle with splash screen door and Mira shower unit, pedestal wash hand basin, WC, radiator, tiling to splash prone areas.

BEDROOM 2: 3.17m x 2.95m (10'5" x 9'8") Double glazed window to front aspect, radiator, built-in wardrobes.

FAMILY BATHROOM/WC: 2.29m x 1.93m (7'6" x 6'4") Comprising bath, pedestal wash hand basin, WC, tiling to splash prone areas, radiator, fitted mirror over sink unit with light shaver socket over, double glazed window.

OUTSIDE: Enjoying an enviable location, the property boasts an oversize **GARAGE:** 5.64m x 3.89m (18'6" x 12'9") overall measurement, with up and over door, power and light connected, cold water tap. The property also benefits from an allocated parking space. To the rear of the property there is a patio sun terrace providing an ideal space for outside entertaining, raised decked area directly outside the living room, integral storage beneath patio with wooden doors.

FLOOR PLAN:



Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.