

Sharps Court, Exmouth, Devon, EX8 1DT.

A rare opportunity to rent a well presented family home in Exmouth within close proximity to the Marina. Comprising: four bedrooms, three bathrooms, open plan kitchen/living. Large dining room with enclosed patio and excellent views. Two parking spaces, integral garage and outside store.



Rent £1,850 per calendar month

Deposit £2,134

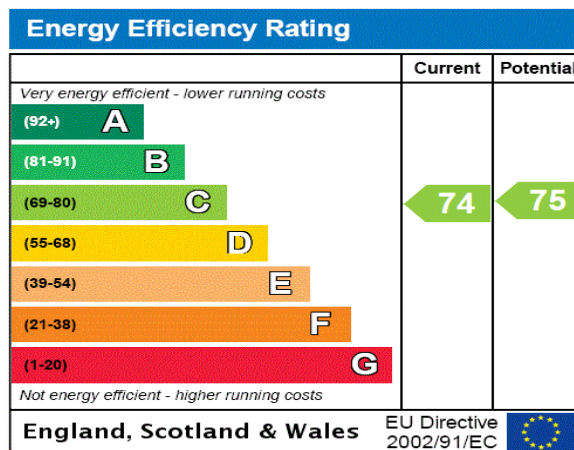
TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE CALL WILKINSON GRANT LETTINGS ON 01392 455920

AVAILABLE: October 2026

EXETER LETTINGS: 01392 455920 | lettings@wilkinsongrant.co.uk

Holding Deposit (equivalent to one weeks' rent) £426

Payable at Application Approval and offset against first month's rent



OVERVIEW

- Available Now
- Set Over Three Floors
- Four Bedrooms
- Ensuite to Main
- Two Family Bathrooms
- Open Plan Living
- Outside Space with Marina Views
- Two Parking Spaces and Garage
- Council Tax-E
- EPC-C

DESCRIPTION

A rare opportunity to rent a well presented family home in Exmouth within close proximity to the Marina. Comprising: four bedrooms, three bathrooms, open plan kitchen/living. Large dining room with enclosed patio and excellent views. Two parking spaces, integral garage and outside store.

SITUATION

ACCOMMODATION COMPRISES Front door leading into-

ENTRANCE HALLWAY With foot mat well, under stairs storage with hanging space and door leading into-

THIRD BEDROOM 6'11" x 9'2" (2.1m x 2.8m)
Located on the ground floor a double bedroom with double glazed window and fitted blinds. Radiator.

GROUND FLOOR BATHROOM 6'7" x 9'2" (2m x 2.8m)

Comprising white bath with shower over and glass screen. White hand basin with mixer tap and mirrors above. Low level WC with push flush, radiator and double glazed frosted windows.

GARAGE From entrance hall door leading into- Single garage with power and plumbing for washing machine and space for freezer.

SECOND FLOOR Hallway comprising radiator and door leading into-

KITCHEN DINER 13'9" x 16'1" (4.2m x 4.9m)
Comprising two double glazed windows with fitted blinds, radiator, floor and wall mounted wood toned cupboards. Five ring gas hob with extra extractor over, built-in oven integrated: fridge and slimline dishwasher. Black marble effect worktop with mixer tap sink and drainer and glow worm boiler. Dining room with space for a table and chairs and flowing into-

LIVING SPACE 12'10" x 16'1" (3.9m x 4.9m)
A well proportioned room with large UPVC sliding doors and fitted curtains. Feature gas fireplace. Excellent views over the Marina.

THIRD FLOOR Second floor hallway leading to third floor-

MAIN BEDROOM 9'6" x 14'1" (2.9m x 4.3m)

With double glazed windows, fitted blind and radiator. integrated wardrobe with shelving and hanging space and door leading into-

ENSUITE 4'7" × 4'7" (1.4m × 1.4m)

Low-level WC with push flush, white handbasin with mixer tap, heated towel rail and step in glass shower unit with electric shower.



SECOND BEDROOM 8'10" × 9'6" (2.7m × 2.9m)

A double bedroom with double glazed windows and fitted blinds, radiator and integrated wardrobe with hanging space and shelving.

FOURTH BEDROOM 6'7" × 7'7" (2m × 2.3m)

Perfect as an office space with double glazed windows overlooking the front with fitted blinds. Integrated wardrobes with hanging space and shelving.

OUTSIDE From the living room a decked area with steps leading down to enclosed patio with brilliant views of the Marina. Storage underneath fit for bikes and paddleboard. Single garage with power and two parking spaces on the drive.

SERVICES Information provided by the landlord-
BROADBAND-Potential to connect to Openreach and BT in the area.

PARKING- On Driveway

SERVICES- Gas mains, water mains and electric mains
COUNCIL TAX-E

TENANCY INFORMATION The property will be available for rent from October 2026 at £1,850 per calendar month (excluding bills).

To secure your application for this desirable property, a holding deposit of £426 is required. Once you pass the referencing process and sign the tenancy agreement, we shall apply the holding deposit toward your first month's rent.

Prior to moving in, a deposit of £2,134 and the first month's rent must be paid.

All tenants and guarantors are subject to satisfactory referencing and credit checks before the tenancy can commence.

Please remember that descriptions and measurements are intended for guidance only they do not constitute part of any contract.



PLEASE NOTE: THESE PARTICULARS HAVE BEEN PREPARED AS A GENERAL GUIDE. WE HAVE NOT CARRIED OUT A DETAILED SURVEY OR TESTED THE SERVICES, APPLIANCES OR FITTINGS. PROSPECTIVE PURCHASERS SHOULD NOT RELY UPON MEASUREMENTS BEFORE BUYING CARPETS OR FURNISHINGS. PLEASE NOTE: PETS MAY REQUIRE A HIGHER DEPOSIT.