



THE POÎNT

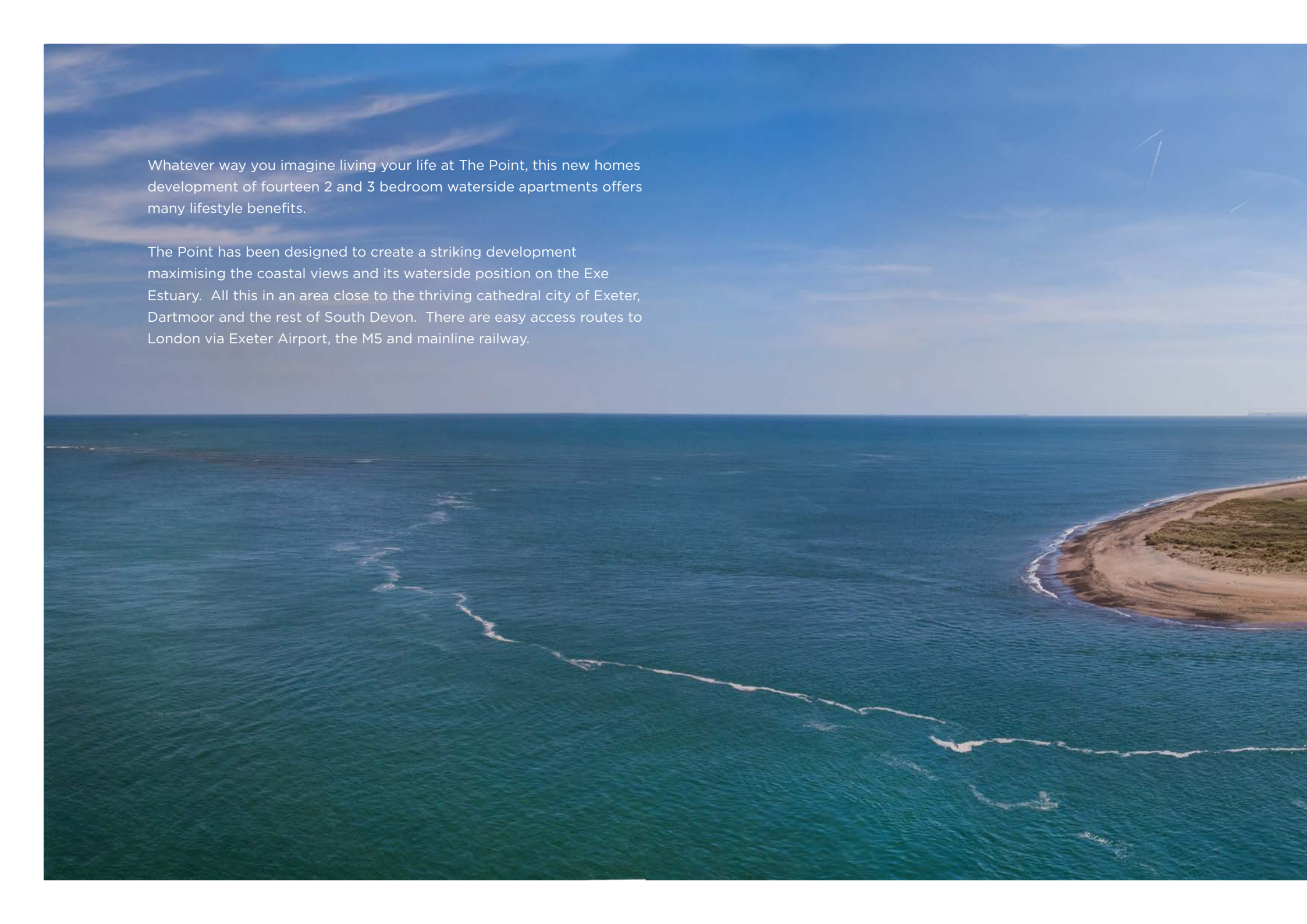
EXMOUTH QUAY | DEVON

Stunning waterside apartments
on the South Devon coast

An aerial photograph of a coastal town built on a peninsula. The town features multi-story buildings in shades of blue, yellow, and orange. A large harbor is filled with numerous sailboats and motorboats. The water is a deep teal color. In the background, there are rolling green hills with patches of yellow rapeseed flowers. The sky is a pale blue with light, wispy clouds. The text 'EXCLUSIVE WATERSIDE LIVING' is overlaid in white, serif font on the lower left side of the image.

EXCLUSIVE
WATERSIDE
LIVING



An aerial photograph of a coastline. The water is a vibrant turquoise color, with white foam from waves breaking along a sandy beach on the right side. The sky is a clear, deep blue with a few wispy clouds. In the upper right, a small white sailboat is visible on the water. The overall scene is bright and scenic, suggesting a coastal location.

Whatever way you imagine living your life at The Point, this new homes development of fourteen 2 and 3 bedroom waterside apartments offers many lifestyle benefits.

The Point has been designed to create a striking development maximising the coastal views and its waterside position on the Exe Estuary. All this in an area close to the thriving cathedral city of Exeter, Dartmoor and the rest of South Devon. There are easy access routes to London via Exeter Airport, the M5 and mainline railway.

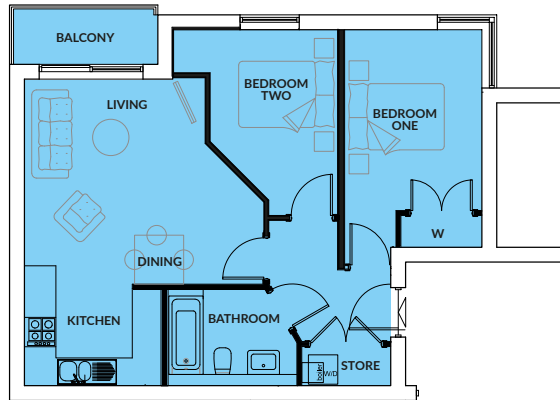


APARTMENT A

PLOT 4, 8 & 12

2 BEDROOMS | BALCONY

Living / Dining	4.84m x 4.21m	(15'10" x 13'10")
Kitchen	2.74m x 2.00m	(9'0" x 6'7")
Bedroom 1	3.70m x 2.80m	(12'2" x 9'2")
Bedroom 2	2.61m x 2.30m	(8'7" x 7'6")



The floor plans are for identification and illustrative purposes only and are not to scale. All prospective buyers should note that the floor plans are solely intended for their guidance and assistance and nothing contained in them should be a statement of fact or representation or warranty.

All areas, dimensions and measurements shown are approximate and layouts shown are given as a guide only. They should not be relied on in any way and does not constitute a contract of sale.



View from Plot 12



APARTMENT B

PLOT 3, 7 & 11

2 BEDROOMS | EN SUITE
WATERSIDE VIEWS FROM BALCONY

Living / Dining	7.10m x 4.47m	(23'3" x 14'8")
Kitchen	2.50m x 2.45m	(8'2" x 8')
Bedroom 1	4.70m x 2.60m	(15'5" x 8'6")
Bedroom 2	3.40m x 2.50m	(11'2" x 8'2")



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View from Plot 11

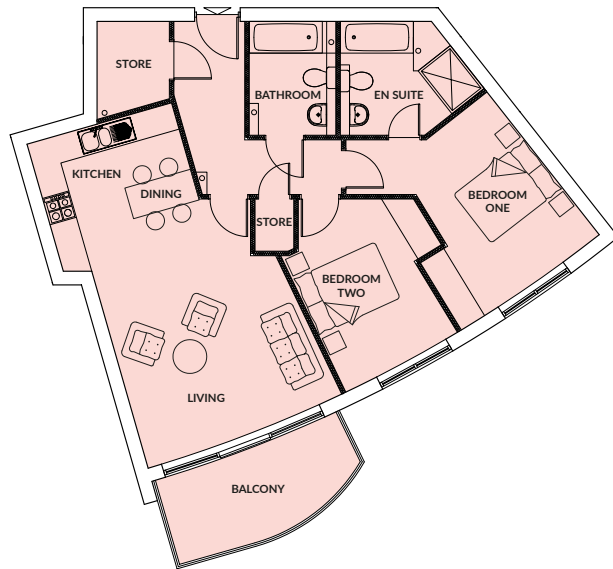


APARTMENT C

PLOT 2, 6 & 10

2 BEDROOMS | EN SUITE
WATERSIDE VIEWS FROM BALCONY

Living	4.60m x 4.40m	(15'1" x 14'5")
Kitchen / Dining	3.46m x 3.00m	(11'4" x 9'10")
Bedroom 1	3.86m x 3.10m	(12'8" x 10'2")
Bedroom 2	3.47m x 2.77m	(11'4" x 9'1")



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View from Plot 10

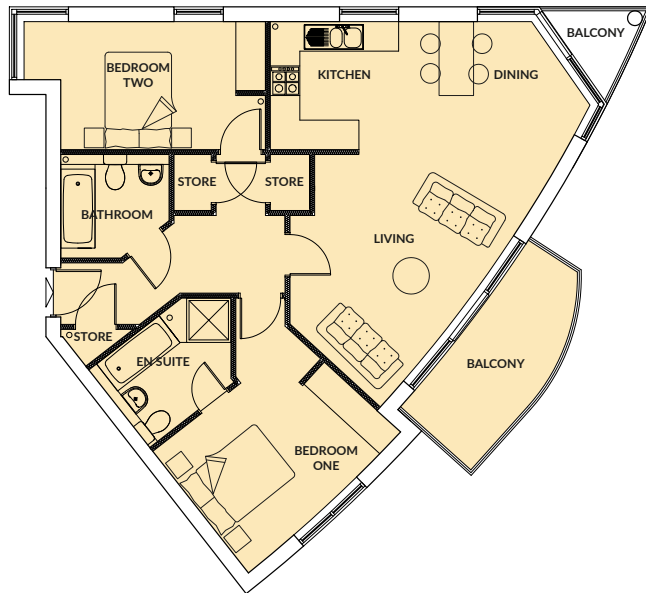


APARTMENT D

PLOT 1, 5 & 9

2 BEDROOMS | EN SUITE
WATERSIDE VIEWS FROM BALCONY

Living / Dining	7.56m x 4.30m	(24'9" x 14'1")
Kitchen	2.62m x 2.56m	(8'7" x 8'5")
Bedroom 1	4.20m x 3.08m	(13'9" X 10'1")
Bedroom 2	4.95m x 2.57m	(16'3" x 8'5")



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View from Plot 9

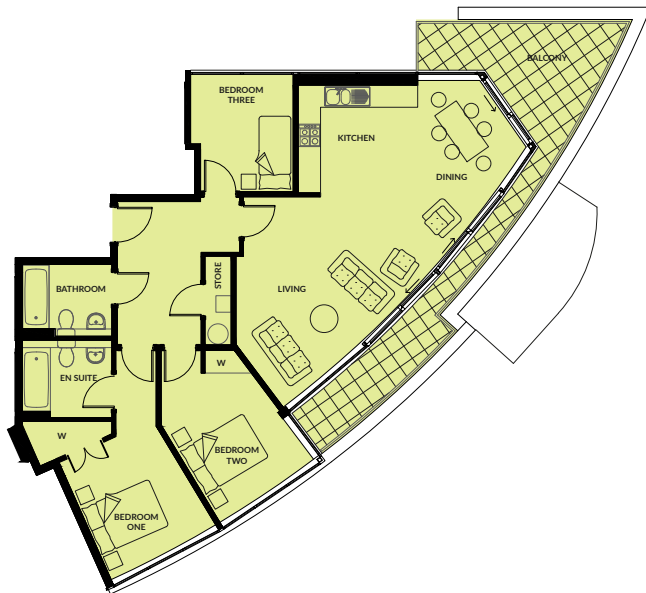


PENTHOUSE B

PLOT 13

3 BEDROOMS | EN SUITE
WATERSIDE VIEWS FROM
LARGE TERRACE BALCONY

Living / Dining	9.50m x 4.95m	(31' x 16'3")
Kitchen	2.88m x 2.48m	(9'5" x 8'1")
Bedroom 1	3.36m x 3.12m	(11'0" x 10'3")
Bedroom 2	4.70m x 3.00m	(15'5" x 9'10")
Bedroom 3	3.13m x 2.74m	(10'3" x 9')



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View from Plot 13



PENTHOUSE A

PLOT 14

3 BEDROOMS | EN SUITE
WATERSIDE VIEWS FROM
LARGE TERRACE BALCONY

Living / Dining	6.30m x 5.34m	(20'8" x 17'6")
Kitchen	3.79m x 3.60m	(12'5" x 11'10")
Bedroom 1	4.10m x 3.35m	(13'5" x 11')
Bedroom 2	3.88m x 2.79m	(12'9" x 9'2")
Bedroom 3	2.95m x 2.67m	(9'8" x 8'9")



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View from Plot 14





SUPERIOR SPECIFICATION



Enjoy a bespoke specification which reflects the impressive architecture and waterside location.

Attention to detail will ensure each apartment offers a premium living environment with a contemporary and stylish finish.

Features included are:

- High quality kitchens with quartz worktops
- Branded white goods, including an induction hob, oven, fridge freezer, dishwasher, washer dryer and waste disposal unit
- Contemporary styled quality bathrooms
- Vanity unit under wash basin in bathroom
- High performance windows
- Balcony with glass and stainless steel balustrades
- Gas fired boiler with underfloor heating
- Acoustic properties in excess of building regulation standards
- Oak veneered doors with quality door furniture
- TV and satellite connections for digital and Sky+
- Colour video entry system
- Sonos home sound system
- Hive smart heating and hot water
- Energy efficient and sustainable construction
- LED lighting
- Lift access to all floors
- Parking







LIFE ON THE WATER'S EDGE

The Exe Estuary is an internationally important nature site, now managed by the RSPB, where winter migrant birds, including the Avocet, Brent Geese and Lapwings flock to. The RSPB and Devon Wildlife Trust manage nature reserves on the estuary, with public trails, viewing platforms and hides allowing visitors to get close to the birds without disturbing them. The different habitats on the estuary support a diverse and plentiful range of flora and fauna.



Exmouth is at the western edge of the wonderful Jurassic Coast which is a World Heritage Site and designated as an Area of Outstanding Natural Beauty, giving it a specially protected status and making this one of the most tranquil locations in the South West.





ACTIVITIES AROUND THE ESTUARY

The lifestyle here can be as dynamic and action packed as you like, whether your passion is for power boating, water-skiing, windsurfing, or kitesurfing.



There are local clubs for all these sports and all offer lessons or RYA courses. The vast expanse of open sand forms one of the country's best practice grounds for kitesurfing and course racing, join in or stand back and watch as beginners battle against the wind and well-practised racers soar above the sea. In a more leisurely mood you might join a fishing expedition, dawdle about under sail, potter along the miles of golden beaches or enjoy watching the action without leaving the land.



A wide-angle photograph of a sunset over a body of water. The sun is low on the horizon, creating a bright orange and yellow glow that reflects on the water. The sky is filled with dark, layered clouds. In the foreground, the water is a deep blue. Several small boats are visible in the middle ground, and a person is seen in the water in the lower left. The overall mood is peaceful and serene.

A PLACE OF TRANQUILITY

Take a stroll along the promenade soaking in the last of the spectacular views or indulge in freshly caught mussels with a glass of wine at the local bistro. Then relax in the knowledge that these stunning contemporary apartments with exceptional views over the delightful Exe Estuary make these homes to aspire to.





From Exeter, proceed on the A376 to Exmouth. On entering Exmouth, follow the signs towards the town centre along Marine Way. Take the second exit off the roundabout by Exmouth Train Station and then the first exit off the subsequent roundabout into Imperial Road. At the end of Imperial Road turn right onto Alexandra Road. Take a right turn onto the Esplanade and follow this road to the end. The Point is located on the left hand side.

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