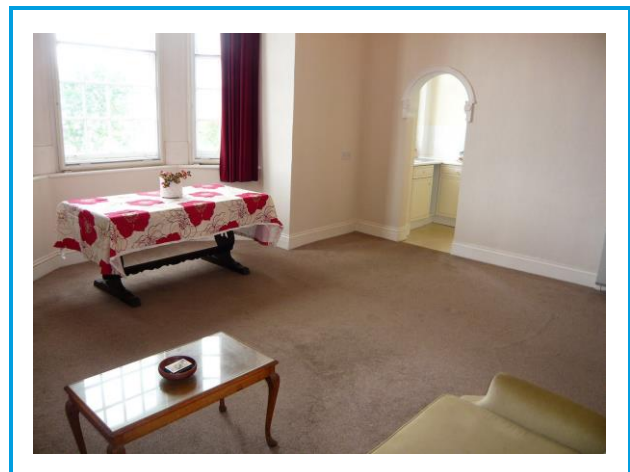
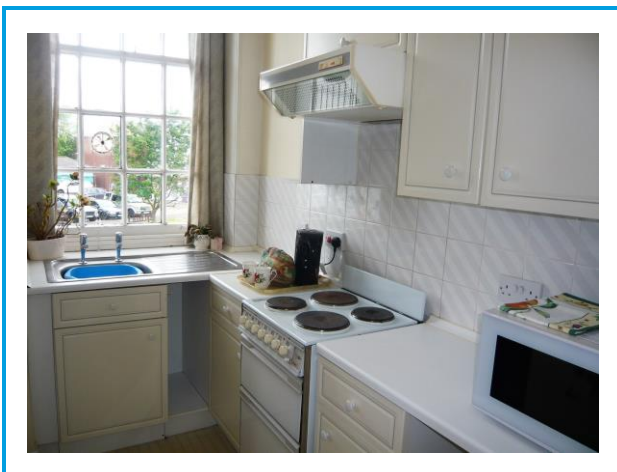
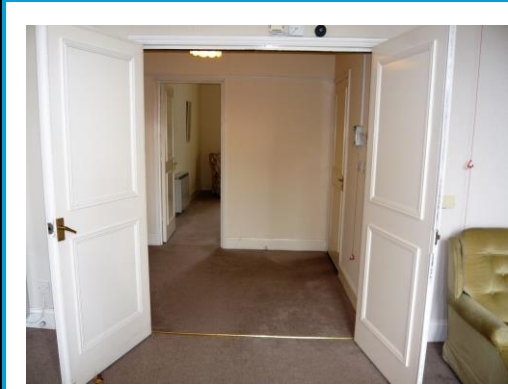
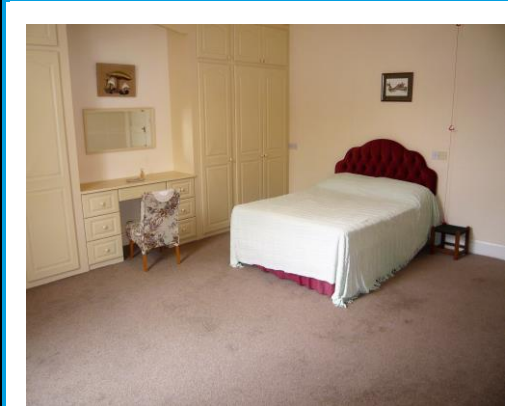




**Offers in Excess of £105,000**  
**Flat 25, Chester House, Imperial Road, Exmouth, EX8 1DB**



- Spacious Light & Airy First Floor Retirement Flat • Grade II Listed Building With Lots Of Character
  - Town Centre Location, Within Walking Distance To Local Bus Routes and Train Station
- Larger Than Average Living Room • Kitchen & Shower Room • Large Bedroom With Built In Wardrobes
  - Part Time House Manager & Emergency Call System • Long Lease, NO ONWARD CHAIN



This first floor town centre flat is offered with NO ONWARD CHAIN. The property is within level walking distance to the local bus and train stations and all amenities. Exmouth has a variety of local shops, pubs and restaurants, the now much favoured dockland area and the Exe Estuary. The coastline known as the Jurassic Coast has many beaches including Budleigh Salterton, Sidmouth and Lyme Regis. Exeter is approximately 10 miles distant with mainline railway links and the International Airport.

Main front door with security answer telephone system connected to each of the apartments, leading to:

#### **Communal Entrance Hall**

Stairs rising to first and second floors. Rear door leading to outer courtyard. Lift to all floors.

#### **Flat 25**

Door opens into:

#### **Reception Hall**

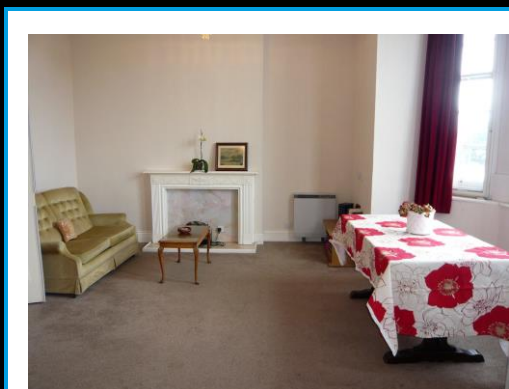
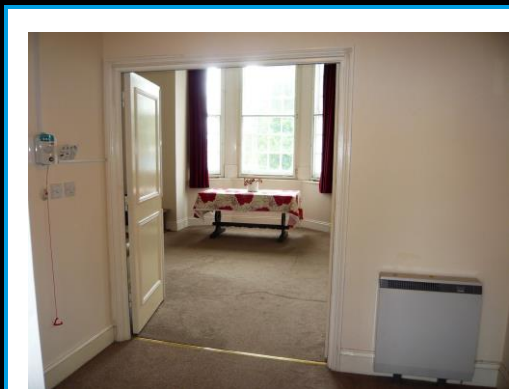
A spacious hall way with doors to living room, bedroom and shower room. Night storage heater. Double doors opening into:

#### **Living Room 17'1" (5.21m) x 15'10" (4.83m) Into Bay**

Large bay window with secondary glazing to front aspect. Focal mantle and surround. Two night storage heaters. Television point. Telephone point. Call care cord. Archway through to:

#### **Kitchen 10'8" (3.25m) x 5'0" (1.52m)**

Secondary glazed window to front aspect. The kitchen is fitted with a range of floor and wall mounted cupboard and drawer units with work



surface over.

Single drainer stainless steel sink unit. Space for cooker, fridge/freezer and further appliance. Ceramic wall tiling.

### **Bedroom 16'3" (4.95m) Min x 15'2" (4.62m) To Chimney Breast**

Secondary glazed window to rear aspect. The bedroom is furnished with a substantial range of matching bedroom furniture to include wardrobes, shelving and dressing table. Pull care cord. Electric storage heater. Electric fuse box.

### **Shower Room**

Large shower cubicle with folding doors and seat. Pedestal wash hand basin. Low level WC. Built in airing cupboard housing the water tank, with slatted shelving. Extractor fan. Two wall mounted mirror fronted medicine cabinets. Wall mounted Dimplex electric heater.

### **Communal Facilities**

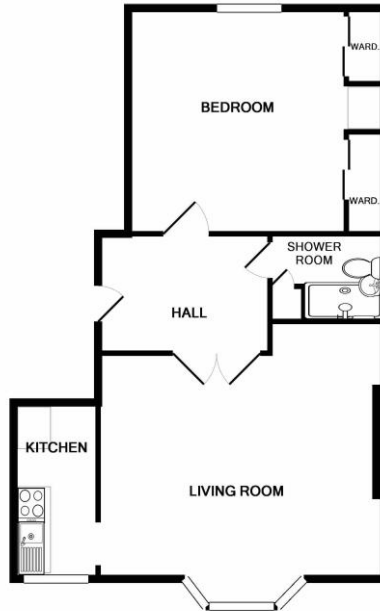
Chester Court offers residents excellent communal facilities including a laundry room, residents lounge, limited parking alongside an excellent house manager.

### **Tenure**

The property is leasehold with 170 years remaining. Ground rent £144.10 per year. Maintenance service charges for 2017 were £2631 per year. Charges for 2018 TBC.

### **Services**

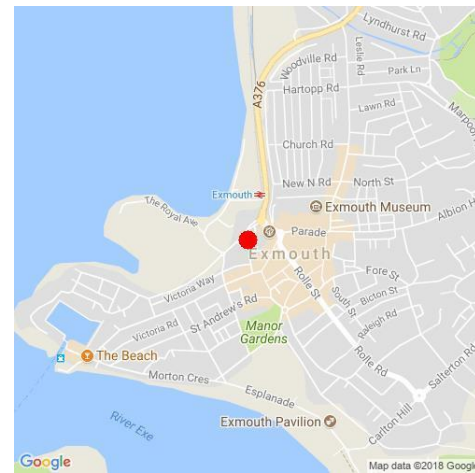
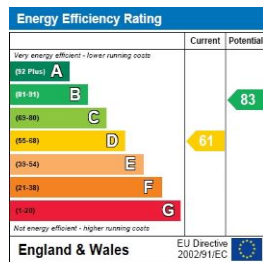
Mains electric, water and drainage, although we have not verified connection. Council tax band B.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2018

### Directions

From our office, turn right onto Rolle Street and continue towards the mini roundabout. Take the left turn until you reach the next roundabout and left again onto Imperial Road. The property will be found on the left hand side, directly opposite the car park.



Viewing Strictly By Appointment Only - Contact The Links Team Via:  
TEL: 01395 222350 Email: [exmouth@linksestateagents.co.uk](mailto:exmouth@linksestateagents.co.uk) WEB: [www.linksestateagents.co.uk](http://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 guideline 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.