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**LINKS**  
ESTATE AGENTS

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**Guide Price £99,950**

**31 Orcombe Court, Littleham Road, Exmouth, EX8 2ET**



- 2 Double Bedroom, First Floor Retirement Flat (Over 55's) • Located Close To Local Amenities & On Bus Route • uPVC Double Glazed & Electrically Heated • Good Size Living / Dining Room • Kitchen With Built In Oven, Hob & Hood • Bathroom • Range Of Communal Benefits • No Onward Chain



### **The Development**

Orcombe Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 57 properties in 3 separate blocks, connected by a single storey walkway, each served by a lift. Orcombe Court is situated approximately 1.5 miles from Exmouth Town Centre, Train Station and sea front. There is a parade of shops opposite the entrance at Littleham Cross and it is close to both Tesco's and Lidl. It is also well placed for main bus route connections. Exmouth town centre has a wider selection of shops, restaurants and a sports centre with indoor swimming pool. Exmouth seafront has approximately two miles of sandy beach and is the start of the Jurassic coastline.

### **Accommodation**

Communal front entrance door, with entry phone system leading to:

### **Communal Hallway**

Access to communal lounge with kitchen, a social club run by residents, laundry room, refuse room, guest suite and house managers office. Lift and stairs to all floors.

### **First Floor**

Front entrance door with spy hole leading to:

### **Entrance Hall**

Good size entrance hall that has a wall mounted phone entry control panel and careline pull cord. Coved ceiling. Wall mounted electric heater. Useful walk in linen storage cupboard that has slatted shelving and housing the hot water tank. Heat detector. Further useful storage cupboard that houses the electric meter and trip switch fuse boxes. Doors leading to both bedrooms, bathroom and:

### **Living/Dining Room**

Window to side. Focal point of a fireplace feature that has an electric fire, marble back and a hearth and a wooden fireplace surround. Coved ceiling. Two wall mounted night storage heaters. Emergency careline pull cord. Glazed double doors leading to:

### **Kitchen 7'7" (2.31m) x 6'5" (1.96m)**

Window to side. Range of floor standing and wall mounted cupboard and drawer storage units with work surfaces and tiled splash backs above. Built in electric four ring hob with extractor hood above. Built in electric, eye level oven. Inset stainless steel single sink and drainer unit. Space for a fridge/freezer. Wall mounted electric heater. Emergency careline pull cord.

### **Bedroom 1 15'8" (4.78m) x 11'4" (3.45m)**

Window to side. Wall mounted night storage heater. Useful built in double wardrobe with mirrored folding doors. Coved ceiling. Emergency careline pull cord.

### **Bedroom 2 15'8" (4.78m) x 9'2" (2.79m)**

Window to side. Wall mounted electric heater. Coved ceiling. Emergency pull cord.

### **Bathroom**

Fitted coloured suite comprising of a panelled bath that has an electric shower unit above and a splash screen. Low level WC. Wash hand basin with storage below and fitted mirror above. Wall mounted electric towel heater. Extractor fan. Fully tiled walls. Wall mounted electric heater. Emergency pull cord. Coved ceiling.

### **Externally**

### **Gardens & Parking**

There are well kept communal grounds with seating. Residents



parking, on a first come, first served basis and visitors parking to the rear of the building.

#### **Tenure**

The property is LEASEHOLD. We understand a 125 year lease was granted in 1996. Currently Ground Rent is c. £586.18 per annum. Combined Service Charges and Buildings Insurance charge of approx £4,246 per annum (including water)

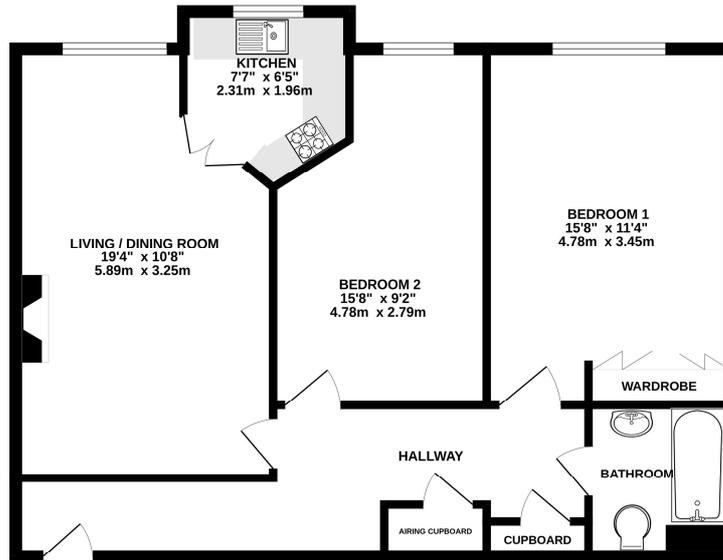
#### **Services**

Mains Electricity, Water and Drainage are connected. Council Tax Band D

#### **Agents Notes**

Please note, these are draft particulars and they are awaiting vendors verification.

FIRST FLOOR



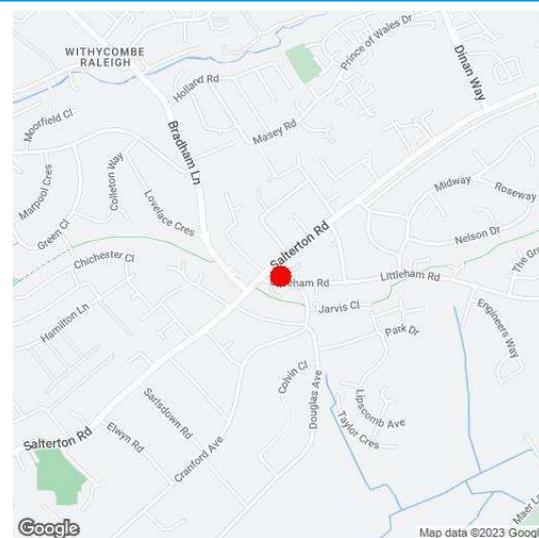
31 ORCOMBE COURT, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, 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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**Directions**

From our prominent Town Centre office, proceed up Rolle Street, into Rolle Road and turn left at the mini roundabout onto Salterton Road. Proceed through the first set of traffic lights and turn right at the second set of traffic lights. Orcombe Court will be found on the left hand side.

Energy Efficiency Rating	
Current	Potential
<small>Very energy efficient - lower running costs</small>	
82 Plus <b>A</b>	
<small>(81-81)</small> <b>B</b>	
<small>(69-80)</small> <b>C</b>	
<small>(55-68)</small> <b>D</b>	
<small>(39-54)</small> <b>E</b>	
<small>(21-38)</small> <b>F</b>	
<small>(1-20)</small> <b>G</b>	
<small>Not energy efficient - higher running costs</small>	
81	82
EU Directive 2002/91/EC	
England & Wales	



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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.