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**LINKS**  
ESTATE AGENTS

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**Guide Price £375,000**

**18 Pincombe Court, Buckingham Close, Exmouth, EX8 2JB**



- Large 2 Double Bedroom First Floor Apartment • Bespoke Development - Exclusive To Age 55+ • Bright & Airy Open Aspect Living / Dining Room With Balcony • Modern, High Quality Kitchen, With Integrated Appliances • Master Bedroom With Walk In Wardrobe & En-Suite • Second Bedroom With In Walk In Wardrobe • Modern Shower Room • Allocated Secure Parking, Under Floor Heating. NO ONWARD CHAIN





To access the property you enter through a glazed front entrance with automatic doors that lead in to a foyer and then through further doors into a communal entrance hall that also has seating. All floors are accessed via stairs and a lift.

### First Floor

On the first floor a communal hallway leads to a further seating area and to the front entrance door to apartment 18 providing access to:

### Entrance Hallway

A spacious and welcoming space that benefits from under floor heating. Large walk in storage cupboard that has power and light and that houses the water tank and the electric meter and fuse box. Inset ceiling lights. Air circulation vent. Main door entry control panel. Doors leading to both bedrooms, shower room and double doors to the open aspect living/dining/kitchen room and:

### Utility Cupboard

A walk in cupboard that has space and plumbing for a washing machine. Ideal area to store vacuum cleaner/ironing board etc. Wall mounted air circulation exchange unit.

### Open Plan Living / Dining / Kitchen

An extremely spacious room that comprises:

### Living / Dining Room 22'11" (6.99m) Max x 16'8" (5.08m) Max

A large bright and airy room that enjoys a triple aspect with a window to one side, windows and French doors with a Juliet balcony to the rear and a fully glazed door leading to the side that leads out to the properties own balcony. Under floor heating. Air circulation vent. TV point. Ample space for a full dining suite. Open to:

### Kitchen 10'10" (3.3m) x 9'0" (2.74m)

Window to side. Excellent range of modern fitted floor standing and wall mounted cupboard and drawer storage units with wood effect works surfaces and matching up stands above. Inset, stainless steel, one and a half bowl sink and single drainer unit with a mixer tap above. Integrated dishwasher, fridge and freezer. Built in 'Neff' eye level 'slide and hide' electric oven/grill with a microwave above. LED lighting to plinths. Built in 'Neff' 4 ring electric hob with glass splash back and extractor hood above. Under unit lighting. Air circulation vent.

### Master Bedroom 11'6" (3.51m) x 9'8" (2.95m) Plus Recess

Window to rear. Under floor heating. Air circulation vent. Doors leading to the en-suite shower room and:

### Walk In Wardrobe

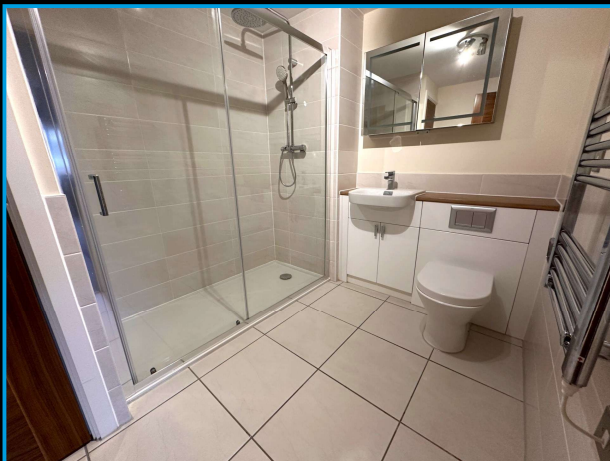
Range of clothes storage including shelving, drawers and various hanging rails with shelving and storage above. Automatic lighting when you walk into room. Under floor heating.

### En-Suite Shower Room

A good size and stylishly finished en suite shower room that has a large walk in, low profile, shower with tiled splash backs to ceiling height, sliding splash screen door and a thermostatically controlled overhead rain fall shower and a separate shower attachment. Hidden cistern WC with display above. Vanity wash hand basin with storage cupboards below and a display to the side. Wall mounted mirrored cabinet with LED lighting. Tiled flooring. Extensively tiled walls. Heated towel rail. Extractor fan. Useful storage cupboard with slatted shelving. Air circulation vent.

### Bedroom 2 14'4" (4.37m) Max x 9'1" (2.77m) Max

Window to rear. Under floor heating. Air circulation vent. Door leading to:



#### Walk In Wardrobe

Storage including shelving, drawers and various hanging rails. Under floor heating.

#### Shower Room

Large walk in, low profile, shower that has tiled splash backs to ceiling height, sliding splash screen door and a thermostatically controlled overhead, rainfall shower with separate shower attachment. Hidden cistern WC with display above. Vanity wash hand basin to side with storage cupboard beneath. Wall mounted mirrored medicine cabinet with integrated LED lighting. Extensive tiling to the walls. Tiled flooring. Extractor fan. Under floor heating. Air circulation vent.

#### Balcony

The property has the benefit of its own balcony that overlooks the rear communal gardens. Composite decked balcony with glass balustrade, an ideal area for outdoor dining and sitting during fine weather. Outside lighting. Access to a useful storage cupboard.

#### Allocated Parking

The property has its own parking space within the secure parking area. The space is bay L.

#### Tenure

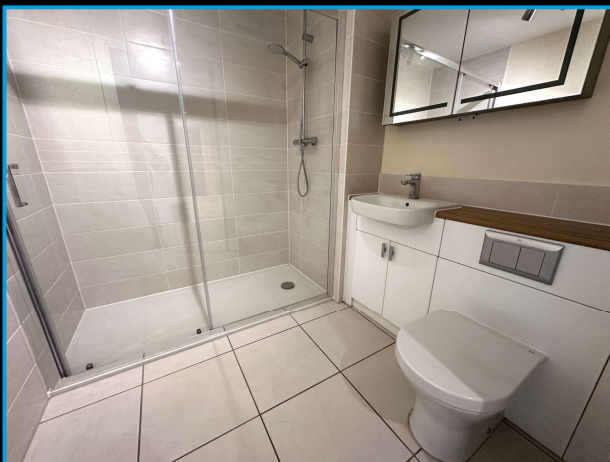
The property is Leasehold. The property is held of a 999 year lease from January 2018. Service charge is £1,545.04 half yearly. Ground rent is £247.50 half yearly. The service charges include water rates, window cleaning, communal upkeep and buildings insurance.

#### Services

Mains electric, water and drainage are connected. Council Tax Band D.

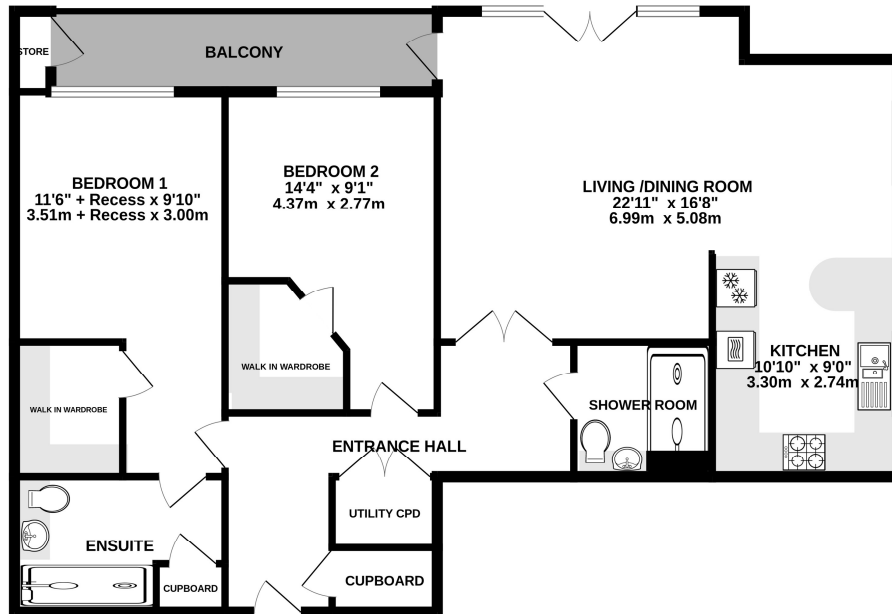
#### Agents Notes

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





## FIRST FLOOR

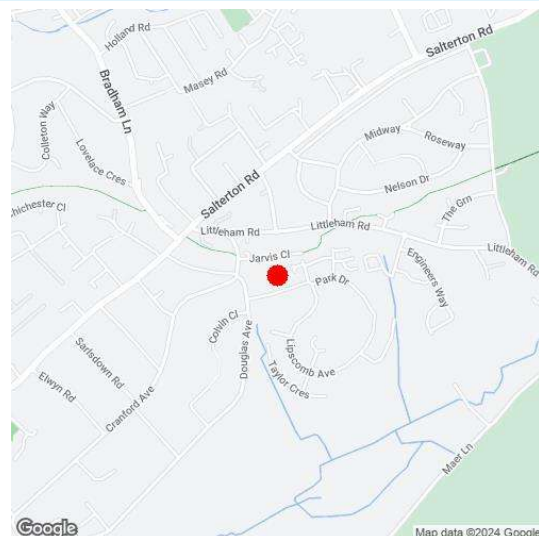


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as 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 and straight ahead at the roundabout into Douglas Avenue. Continue along this road, passing the Devon Court Hotel and after approx 1 mile, turn right into Buckingham Close where Pincombe Court will be found on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
	84	84



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 TEL: 01395 222350 Email: 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.