

Guide Price £350,000

15 Pincombe Court, Buckingham Close, Exmouth, EX8 2JB



- Immaculate 2 Double Bedroom First Floor Apartment • Bespoke Luxury development - Exclusive to Age 55+
- Bright And Airy Lounge/Dining Room With Private Balcony • Modern High Quality Fitted Kitchen With Integrated Appliances • Master Bedroom With Walk-in Wardrobe And En-suite Shower Room/WC
- Second Double Bedroom With Walk-in Wardrobe • Modern Shower room/WC • Under Floor Heating And Secure Allocated parking Space



Ground Floor Communal Entrance

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 Private front entrance door to apartment 15 providing access to:

Hallway

A spacious and welcoming space that benefits from under floor heating. Large walk-in boiler cupboard housing the water tank and the electric meter and fuse box. Remote communal door entry control panel. Doors to:

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.

Lounge/Dining Room 19'10" (6.05m) x 14'10" (4.52m)

A spacious bright and airy room that enjoys a dual aspect with French doors with a Juliet balcony and a fully glazed door leading to the side that opens out to the private balcony. Under floor heating. Air circulation vent. Attractive fireplace with electric coal effect fire. TV point. Open to:

Kitchen 11'3" (3.43m) x 8'11" (2.72m)

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

Master Bedroom 18'1" (5.51m) Max x 9'9" (2.97m)

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/WC

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 14'3" (4.34m) Max x 9'5" (2.87m)

A double bedroom with window to rear. Under floor heating. Air circulation vent. Door leading to:

Walk-In Wardrobe

Storage including shelving, drawers and various hanging rails. Automatic lighting when you walk into room. Under floor heating.

Shower Room/WC

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.

Externally

Balcony

The property has the benefit of its own private balcony with composite decking and 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.

Tenure

The property is LEASEHOLD. The details are to be confirmed.

Services

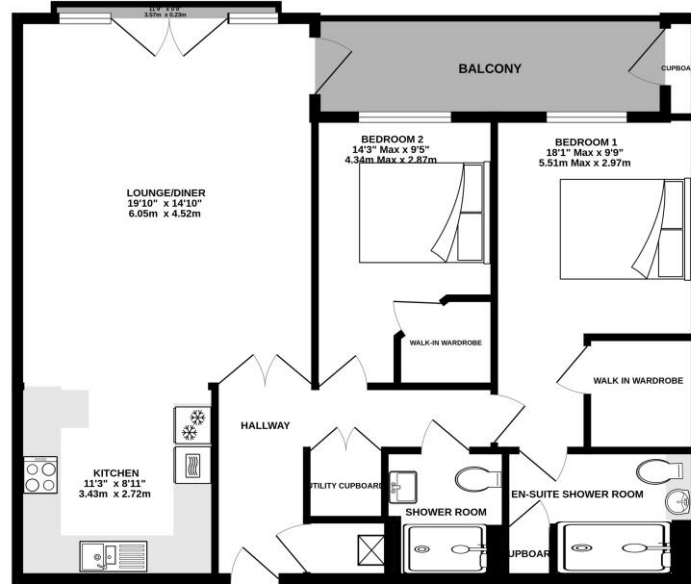
Mains electric, water and drainage are connected. Council Tax Band D.

Agents Note

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



FIRST FLOOR



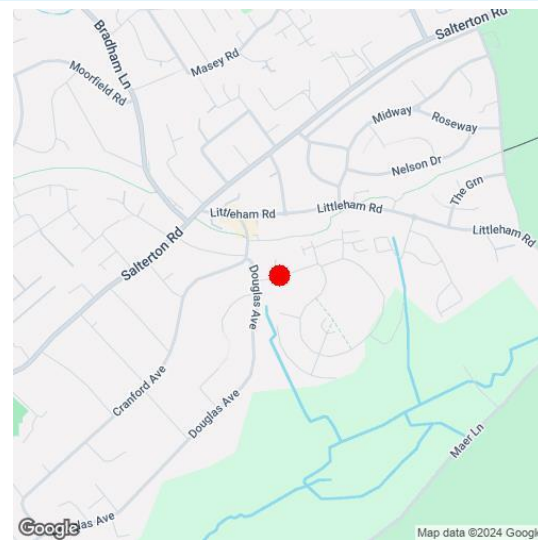
PINCOMBE COURT

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 or omission in this statement. This plan is for illustrative purposes only and should be used as a guide only for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given 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 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
Most energy efficient - lower running costs	
A (92-101)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
86	86
England & Wales	
EU Directive 2002/91/EC	



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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.