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LINKS
ESTATE AGENTS

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Guide Price £165,000

17 Bronte Court, Salterton Road, Exmouth, EX8 2DW



- First Floor Retirement Apartment • McCarthy & Stone Development • Living/Dining Room With Fireplace • Kitchen With Integrated Appliances • South Westerly Facing Balcony
- 2 Double Bedrooms • Communal Facilities, Gardens & Residents Parking
- No Onward Chain. Viewing Advised



Ground Floor

Communal Entrance Hall

Access to residents lounge, laundry room, guest suite, recycling/refuse room and house managers office. Staircases and lifts to all floors.

First Floor

Entrance Hall

Wall mounted alarm system. Wall mounted night store heater. Built in storage cupboard with slatted shelving. Built in airing cupboard housing a hot water tank and with slatted shelving. Further storage cupboard with wall mounted electric meter and consumer unit. Doors leading to:

Living/Dining Room 21'5" (6.53m) x 10'8" (3.25m)

uPVC double glazed door with a window to the side, leading onto a South Westerly facing Balcony. Coved ceiling. Focal point of a fireplace with mantle and hearth with inset electric coal effect fire. Wall mounted night storage heater. Obscure double timber multi-pane doors leading to:

Kitchen 7'7" (2.31m) x 7'1" (2.16m) Max

uPVC double glazed window to side. Fitted kitchen that comprises of a range of floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and tiled splash backs above. Inset stainless steel sink and drainer unit with a mixer tap. Inset halogen hob with an extractor fan above. Built in eye level, electric oven. Integrated fridge and freezer. Coved ceiling.

Bedroom 1 11'7" (3.53m) Plus Recess x 9'7" (2.92m)

uPVC double glazed window to side. Coved ceiling. Wall mounted night storage heater. Built in double wardrobe with hanging rail, shelving above and sliding mirrored doors.

Bedroom 2 14'9" (4.5m) Plus Recess x 9'3" (2.82m) Max

uPVC double glazed window to side. Coved ceiling. Wall mounted electric heater.

Shower Room

Fully tiled walls. Fitted white suite comprising of a large walk in shower cubicle that has a splash screen sliding door, grab rail and a thermostatically controlled shower. Low level WC. Wall mounted wash hand basin with storage cupboards beneath. Wall mounted mirror and with a shaver light and socket above. Wall mounted extractor fan. Wall mounted heated towel rail.

Externally

Southerly facing balcony with outside light. Balustrades.





Communal Facilities

Bronte Court has a large communal residents lounge with various sofas and seats, fireplace and access to a small kitchen area with tea and coffee making facilities. There is a large and immaculately kept laundry room that has washing machines, tumble dryers, utility sink and ironing facilities. Large refuse/recycling facilities.

House manager on site. At all times, residents have direct access to an emergency care line.

All residents have access to the well kept gardens that surround the apartments with various seating areas and attractive shrub beds. Visitors and family members do have the option of staying in the guest suite overnight, if it is available, and this can be booked via the house manager.

Tenure

The property is LEASEHOLD. A 125 year lease was granted 1st March 2007 - meaning 108 years remaining approximately. Annual Ground Rent is £495 payable in 2 instalments. Service charge is £5,574.00 annually - paid in 2 instalments

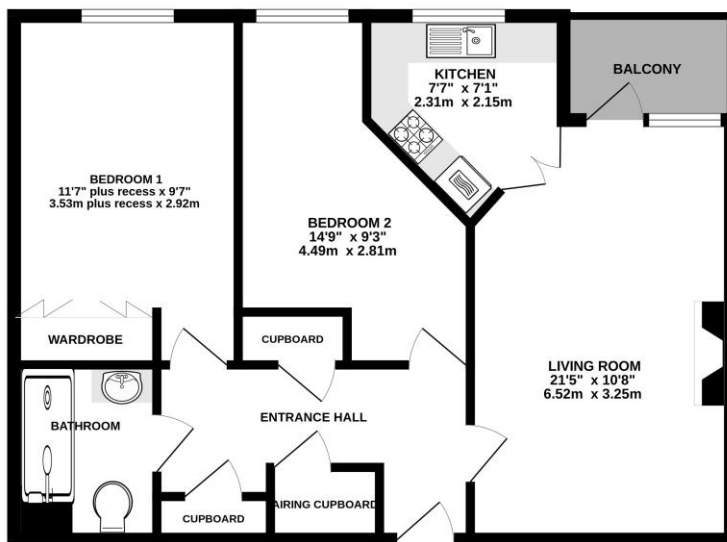
Services

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

Agents Notes

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

FIRST FLOOR



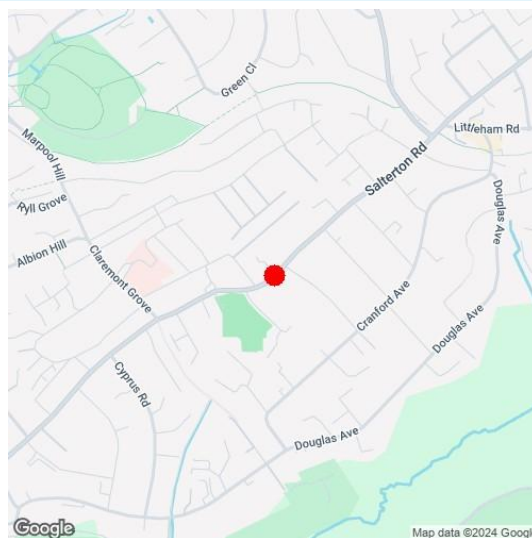
17 BRONTE COURT

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, 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 town centre office, proceed up Rolle Street and at the roundabout, turn left into Salterton Road. Continue along Salterton Road and just after you pass the Cranford Sports Club on your right hand side, Bronte Court will be found on the the left hand side.

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



Viewing Strictly By Appointment Only - Contact The Links Team Via:
 TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: 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.