

Guide Price £74,000

39 Hometor House, Exeter Road, Exmouth, EX8 1UA



- 1 Bedroom Second Floor Retirement Apartment (Over 60s) • Close Proximity To Exmouth Town Centre • Electrically Heated & uPVC Double Glazed • Dual Aspect Living Room, Small Kitchen
- Double Bedroom With Built In Wardrobe • Bathroom • Communal Residents Lounge, Laundry Room, Guest Suite • NO ONWARD CHAIN



Hometor House is a lovely development of retirement properties located a short distance from Exmouth Town Centre. The development was built by Messrs McCarthy and Stone in the mid 1980s. A condition of purchase is that residents must be over the age of 60 (in the event of a couple, one must be over 60 and the other over 55). There is a house manager that is based on site for 4 days per week. At all times, the apartments have access to a 24 hour emergency call system. Communal benefits on site include a residents lounge, laundry room, refuse room and a guest suite.

Ground Floor

Communal Entrance

Access to all floors via staircase or lift. Refuse room, laundry room and house managers office on this floor.

First Floor

Access to the communal residents lounge on this floor.

Second Floor

Front entrance door to the apartment that has a spy hole leading to:

Entrance Hall

Useful walk in storage cupboard that has slatted shelving and houses the hot water tank/boiler as well as the electric meter and fuse board. Phone entry control panel. Heat detector/smoke alarm. Coved ceiling. Doors leading to the bedroom, bathroom and:

Living / Dining Room 16'5" (5m) x 10'3" (3.12m)

Bright and airy space that enjoys a dual aspect room with a window to the side and a window to the front. Focal point of an electric fireplace with marble heath. Night storage heater. Coved ceiling. Arch way leading to:

Kitchen 7'5" (2.26m) x 5'4" (1.63m)

Window to front. Floor and wall mounted cupboard and drawer storage units with roll edge work surfaces and tiled splash backs above. Inset stainless steel single sink and drainer unit. Electric cooker point. Free standing fridge freezer space. Additional space for appliance if required.

Bedroom 13'2" (4.01m) x 8'8" (2.64m)

Window to rear. Coved ceiling. Night storage heater. Good size built in double wardrobe with folding doors.

Bathroom

Coloured suite comprising of a low level bath that has an electrically controlled shower above and a shower curtain rail. Low level WC. Vanity wash hand basin with storage cupboard beneath. Fully tiled walls. Coved ceiling. Extractor fan. Wall mounted duplex electric heater.

Tenure

The property is leasehold and is held on a 99 year lease from 1985. Service charge is £2,816.86 per annum and includes water rates. Ground rent is £466.32.



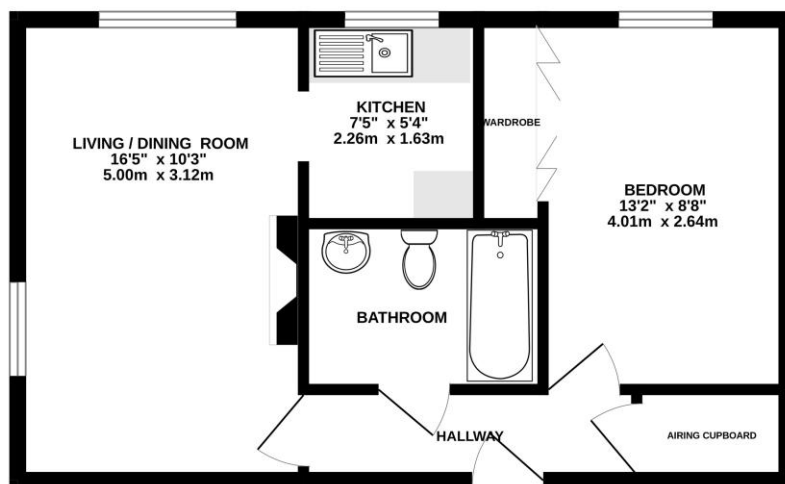
Services

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

Agents Notes

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

SECOND FLOOR



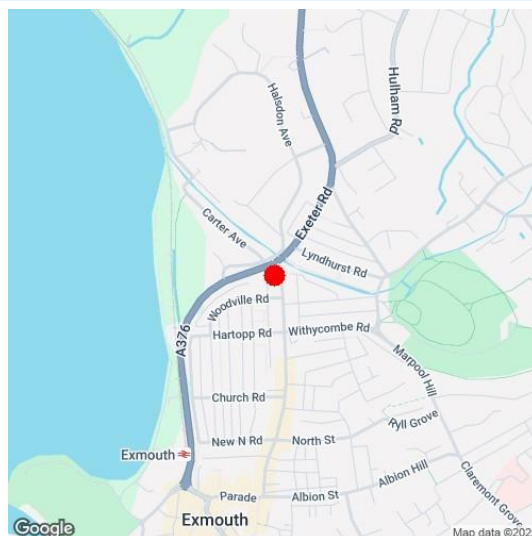
39 HOMETOR HOUSE

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 prominent Town Centre office, proceed into Rolle Street, passing The Strand and turning right at the roundabout into The Parade. This in turn leads into Exeter Road where the property will be found on the left hand side, just before the traffic lights.

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:
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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.