

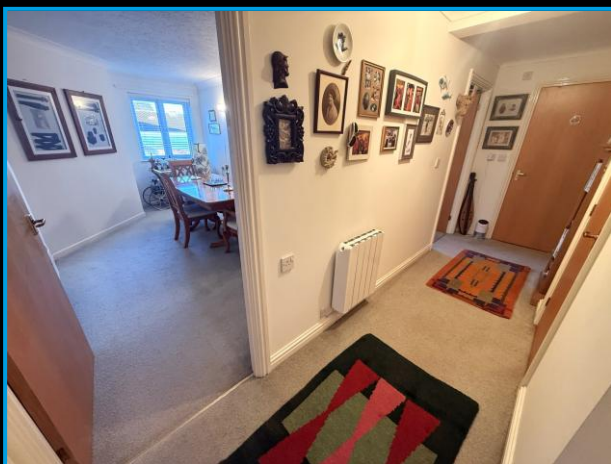
**Guide Price £125,000**

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



- Immaculate & Updated Retirement Flat • Located Close To Local Amenities & On Bus Route •
- uPVC Double Glazed & Electric Radiators • Good Size Living / Dining Room • Modern Fitted
- Kitchen With Window • 2 Double Bedrooms • Modern Fitted Shower Room • Range Of Communal
- Facilities





### 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. Electric radiator. Useful walk in linen storage cupboard that has slatted shelving. Further useful storage cupboard that houses the electric meter and trip switch fuse boxes. Heat detector. Doors leading to both bedrooms, bathroom and:

### Living/Dining Room 19'4" (5.89m) x 10'7" (3.23m)

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. Electric radiator. Emergency careline pull cord. Glazed double doors leading to:

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

Window to side. Good range of modern fitted cupboard and drawer storage units with roll edged work surfaces and matching splash backs. Stainless steel one and a half bowl sink with mixer tap. Built - in 4 ring induction hob with filter hood above. Eye level electric oven and microwave. Space for freestanding fridge / freezer. Emergency careline pull cord.





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

Window to side. Electric radiator. Useful built - in double wardrobe with mirrored folding doors. The freestanding wardrobe in situ is included in the sale. 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.

#### **Shower Room**

Modern fitted white suite comprising a double shower cubicle with electric shower unit and splash screen doors, concealed cistern WC and vanity wash hand basin. Extractor fan. Fully splash back 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. £293.09 payable every 6 Months. Combined Service Charges and Buildings Insurance charge (including water/sewerage) of approx £4,920.00 per annum. We understand this can be paid as £2,460 every 6 months

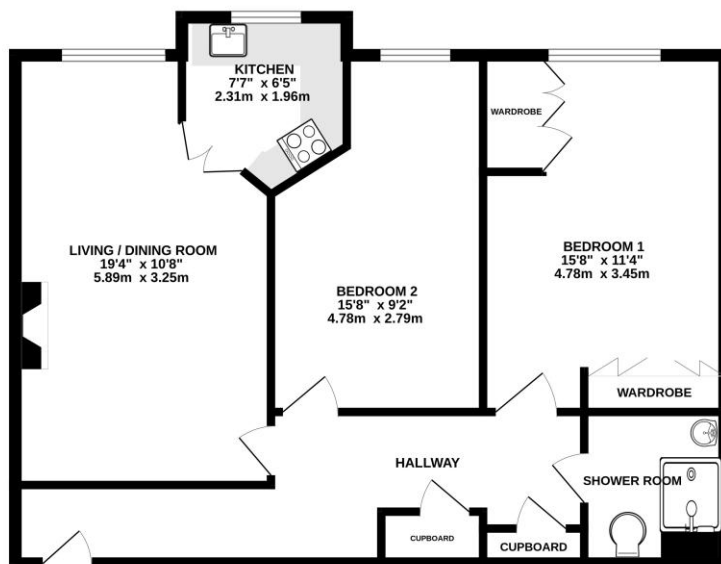
##### **Services**

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



ORCOMBE COURT, EXMOUTH

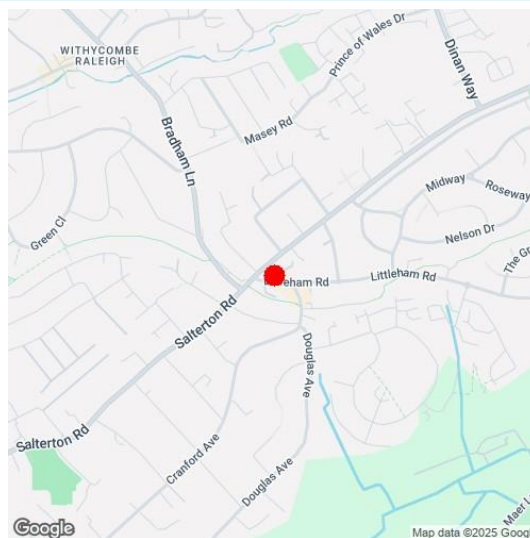
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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.

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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
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		



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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.