

01395 222350

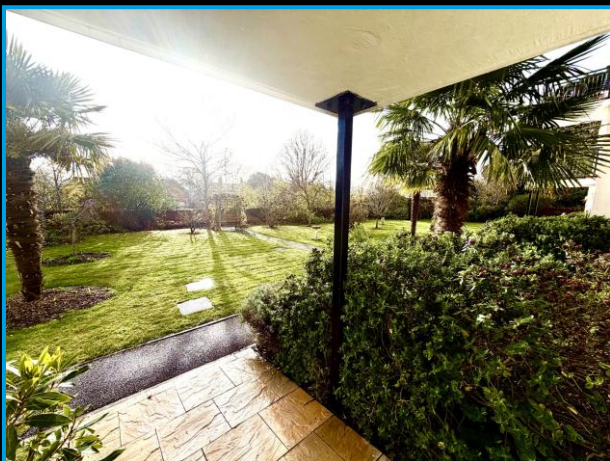
LINKS
ESTATE AGENTS

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Guide Price £125,000
4 Bronte Court, Exmouth, EX8 2DW



- Immaculate 1 Double bedroom Ground Floor Retirement Flat • Offered For Sale With No Onward Chain • Bright And Airy Living Room • Kitchen With Integrated Oven, Hob, Fridge And Freezer
 - Modern Shower Room/WC • Updated Electric Water And Room Heaters
- Excellent Communal Facilities • Terrace With Access Onto The Communal Gardens



Accommodation

Ground Floor

Main communal security entrance door leading into the ground floor giving access to the main residents lounge and other facilities. Private entrance door to:

Hall

Remote entry system Built-in storage cupboard with slatted shelving and updated modern electric water heater. Slatted shelving. Doors to:

Living Room 16'8" (5.08m) x 10'2" (3.1m)

A bright and airy dual aspect room. Double glazed window to the side. Double Glazed door with side panel window opening onto the communal garden and sun terrace. Electric coal effect fire in ornate surround. Programmable electric heater. Storage cupboard. TV aerial point. Telephone point. Emergency call system. Twin glazed doors to:

Kitchen 7'4" (2.24m) x 5'9" (1.75m)

Double glazed window to the side. Base cupboard and drawer units. Wall mounted units. Lighting Below. Work top surfaces. Inset single drainer sink unit. Integrated electric oven, ring electric hob with Cooker hood over, fridge and freezer. Dimplex wall heater. Emergency pull chord.

Bedroom 13'7" (4.14m) x 9'6" (2.9m)

A bright and airy double bedroom. Double glazed window to the front. Built-in mirror fronted wardrobe. Programmable electric heater. TV aerial point. Telephone point. Emergency pull chord.

Shower Room/WC

Updated with a built-in double size shower cubicle. Thermostatic shower. Wash hand basin. Cupboard below. Wall mounted mirror. Light/shaver point. Extractor fan. Dimplex wall heater. Electric heated towel rail. Emergency pull chord.

Communal Facilities

Bronte Court residents have use of a residents lounge, storage and laundry facilities, a guest suite for visitors and a covered buggy area.

Externally

There are delightful mature, well tended communal grounds for residents to enjoy. To the rear is a resident's parking area (subject to availability) and additional visitors parking.

Tenure

The property is LEASEHOLD and we understand the property is held on a 125 year lease from 2007. The current service charge is £3866.32 per annum and the current Ground Rent is £425 per annum. **There is a minimum age restriction of 60 for residency.**

Services

All mains services except gas are connected. Council Tax Band B

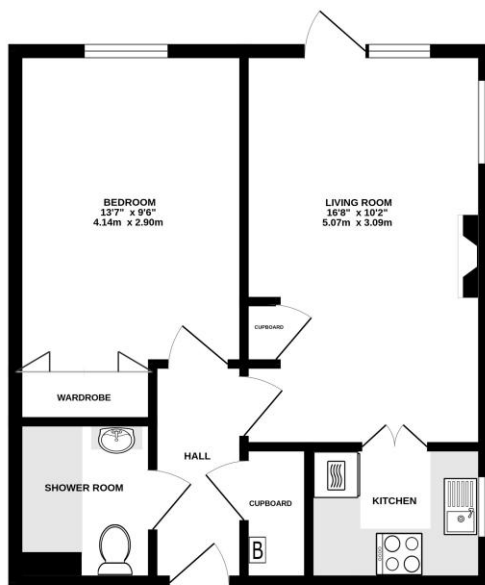


Agents Note

Please note these are draft particulars and are awaiting verification. **There is a minimum age restriction of 60 for residency.**



GROUND FLOOR



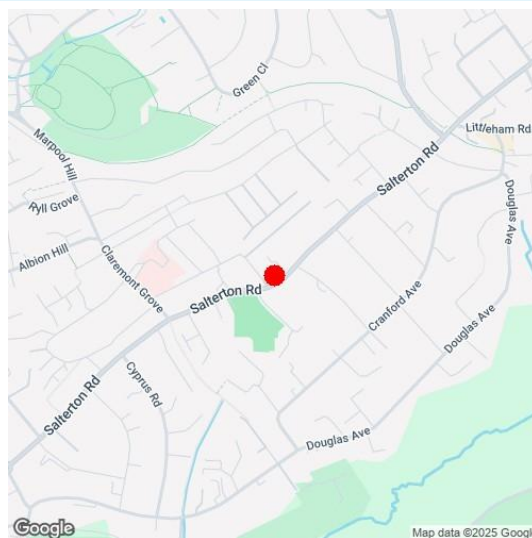
BRONTE COURT

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements, of doors, windows, stairs 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with SketchUp 2022

Directions

From our prominent town centre office proceed up Rolle Road to the roundabout and turn left onto Salterton Road. Continue through the set of traffic lights and Bronte Court can be found further up on 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.