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LINKS
ESTATE AGENTS

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Guide Price £115,000
1 Exmouth Court, Exmouth, EX8 1TS



- Ground Floor Retirement Apartment • Double Glazing & Electric Heating • Bay fronted Living / Dining Room • Separate Kitchen • 1 Double Bedroom • Bathroom Including Easy Access Bath
- Communal Facilities, Ample Parking • Handy For Town Centre & Doctors Surgery



The Development

Exmouth Court is a purpose built complex of 39 independent living apartments, surrounded by attractive communal gardens. Residents have use of a range of communal facilities including a resident's lounge and communal laundry. Flat 1 is situated on the ground floor with just 1 property above. The development has a minimum age restriction of 55 + years.

Accommodation

Ground Floor

Communal uPVC double glazed front entrance door leading to:

Communal Hallway

Staircase rising to first floor flats and door leading to this apartment.

Living / Dining Room 13'10" (4.22m) Into Bay x 13'0" (3.96m) Plus Recess

Walk - in uPVC double glazed bay window to front. Wall mounted entry phone. Useful under stairs storage cupboard with light. Night storage radiator. Door leading to inner hallway and double doors leading to:

Kitchen 8'9" (2.67m) x 4'6" (1.37m)

Range of cupboard and drawer storage units with roll edged work surface and tiled splash backs. Stainless steel single sink and drainer unit with mixer tap. Space for freestanding fridge / freezer etc.

Bedroom 15'2" (4.62m) x 9'2" (2.79m)

uPVC double glazed external door to rear with uPVC double glazed window adjacent. 2 built - in single wardrobes, one housing the electric fuse box. Night storage radiator.

Bathroom

Modern fitted white suite of easy access bath with door allowing access, electric shower unit over. Concealed cistern WC. Pedestal wash hand basin. Heated towel rail. Tiled flooring. Extractor fan.



Externally

Exmouth Court stands in attractive, well tended communal ground comprising areas of lawn with mature planting and seating areas. Residents / visitors parking area.

There is a patio area in front of the bay window which the current vendor used to use for sitting out during the fine weather.

Tenure

The property is LEASEHOLD. We understand there are approx. 147 years remaining on the lease. We understand combined Service Charges & Ground Rent are approx. £3,000 per annum.

Services

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

Mortgage Assistance

We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

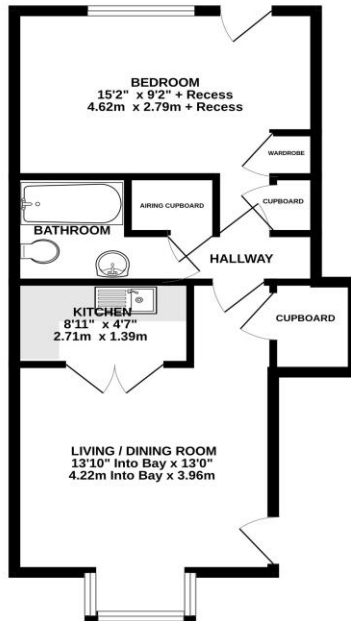
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Agents Note

Please note these are draft particulars and are awaiting vendors verification. This property has a minimum age of residency requirement of 55+ years.



GROUND FLOOR



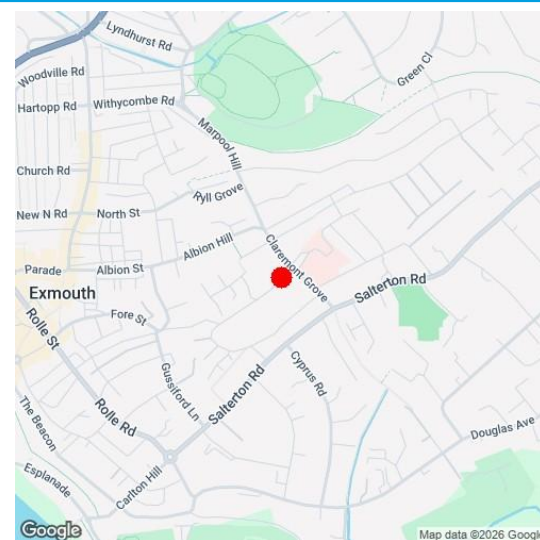
EXMOUTH COURT, EXMOUTH

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 here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MapInfo 2020

Directions

From our prominent Town Centre office, proceed into Chapel Street and on into Fore Street. At the end of the road, take the second turning into Boarden Barn and into Long Causeway. Turn right into Exmouth Court where the property is signposted from the car park.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs	
A (92-101)	7B
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
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.