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Guide Price £130,000

28 Bronte Court, 63 Salterton Road, Exmouth, EX8 2DW



- Purpose Built First Floor Retirement Apartment • Popular Development • uPVC Double Glazing & Electric Heating • Dual Aspect Living / Dining Room With Balcony Access
- Kitchen With Appliances • Double Bedroom With Wardrobes, Shower Room
- Communal Facilities & Grounds • NO ONWARD CHAIN



Accommodation

Ground Floor

Main communal security entrance door leading into the ground floor giving access to the main residents lounge and other facilities. Lift and stairs rising to first floor

First Floor

Private entrance door, with spy hole, leading to the apartment.

Entrance Hall

Wall mounted intercom system. Smoke alarm. Walk in airing cupboard housing the hot water tank and useful slatted shelving with storage. Doors leading to bedroom, Shower room and:

Living / Dining Room 16'8" (5.08m) x 10'3" (3.12m)

Dual aspect having uPVC double glazed window to side with Juliet balcony and uPVC double glazed French door, with window adjacent, to front leading to balcony. Electric convector heater. Useful shelved storage cupboard that also has the electric meter and trip switch fuse box. Double doors leading to kitchen.

Balcony

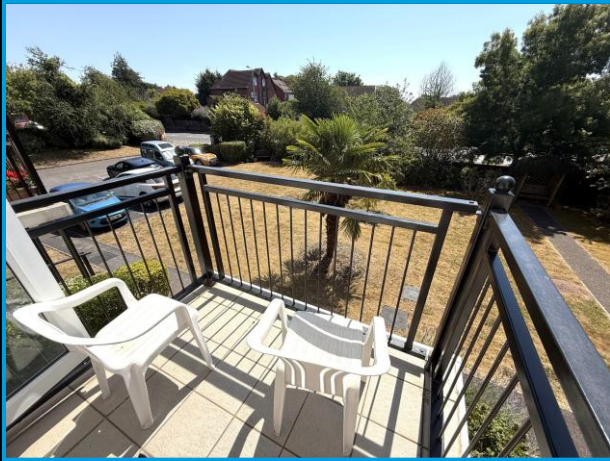
Southerly facing, this is a great space for outdoor dining and sitting during the fine weather, overlooking the lovely communal grounds.

Kitchen 7'4" (2.24m) x 5'8" (1.73m)

uPVC double glazed window to side. Range of cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel single bowl sink with drainer unit and mixer tap. Built-in 4 ring electric hob with filter hood above and eye level electric oven to side. Integrated fridge and freezer. Wall mounted electric heater.

Bedroom 13'6" (4.11m) x 9'6" (2.9m)

uPVC double glazed window to front overlooking the communal gardens. Built - in double wardrobe with mirror fronted doors. Electric convector heater.



Shower Room

White suite comprising double shower cubicle with thermostatically controlled shower unit and splash screen doors, low level WC and vanity wash hand basin. Fully tiled walls. Heated towel rail. Wall mounted electric heater. Extractor fan. Shaver light and socket.

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 on 1st March 2007. Ground Rent is £425 per annum. The current Service Charge is £4,168

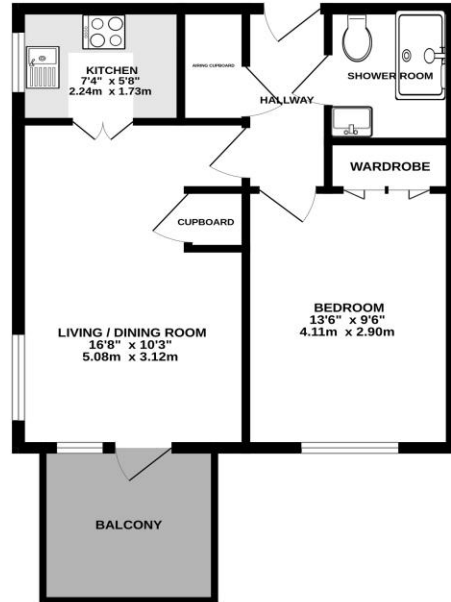
Services

Mains Water, Drainage & Electric 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.

FIRST FLOOR



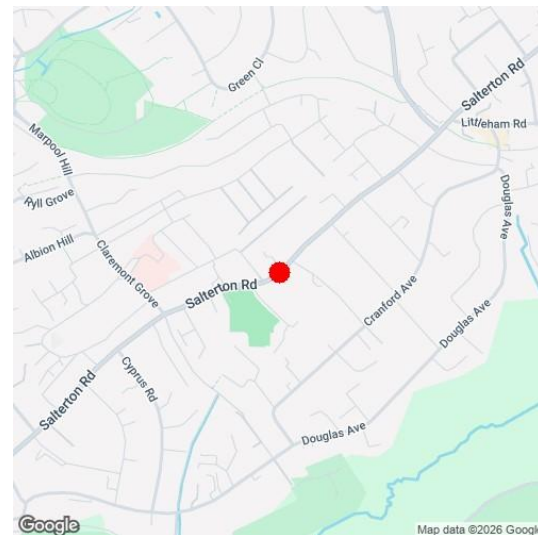
BRONTE COURT, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their suitability or efficiency can be given. Made with Metropix C2025

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	
85	87
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



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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.