





# Homecourt House Bartholomew Street West Exeter EX4 3AE



## Property Description

***A First Floor RETIREMENT APARTMENT for the over 60's located in the City Centre which is great for having access to all shops, amnesties, bars, restaurants and transport links. The property is in immaculate condition and ready to move into and also has access to a warden, communal laundry, communal lounge, guest room and a lift. Outside there are communal gardens and residents parking. No chain. The property comprises:- Communal entrance hallway, lift and stairs to first floor, entrance hallway to apartment, lounge, kitchen, bedroom and shower room/WC.***



## Communal Entrance Hall

Leads to communal laundry, communal lounge and guest room.

## Lift and Stairs to First Floor

### Entrance Hall

Emergency pull cord alarm, storage cupboard.

### Living Room

18' 5" x 10' 3" ( 5.61m x 3.12m )  
Double glazed rear aspect window, fireplace with electric fire, night storage heater, intercom system.

### Kitchen

7' 1" x 5' 3" ( 2.16m x 1.60m )  
Wall and base units, work surfaces, plumbing for dish washer, stainless steel sink/drainage, electric hob, electric oven, extractor fan over, tiling.

### Bedroom

8' 8" x 15' 2" to front of window ( 2.64m x 4.62m to front of window )  
Double glazed rear aspect window, electric heater, built in wardrobes.

### Shower Room

Double shower cubicle with electric shower, low level toilet, wash hand basin with mirror and lights above, extractor fan, tiling, tiled floor, electric heater.

### Outside

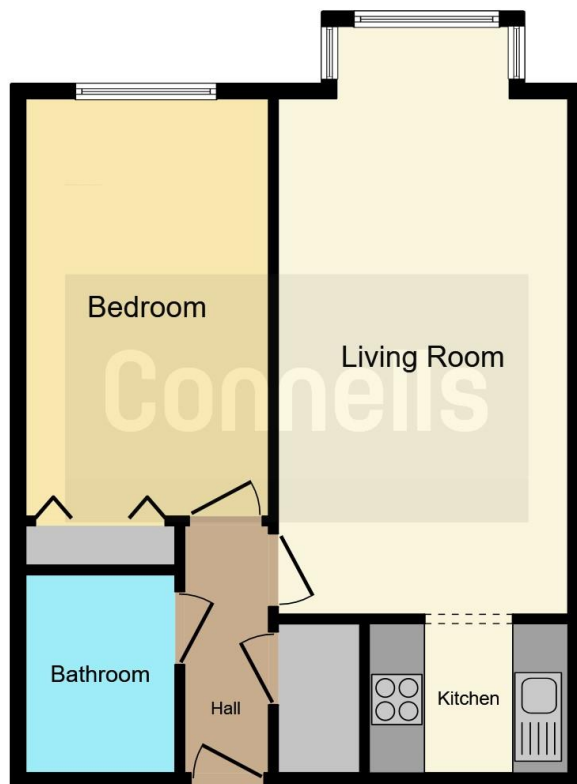
Communal gardens with lawns and a variety of flowers and shrubs.

### Parking

Parking area for residents.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01392 221 331**  
**E [exeter@connells.co.uk](mailto:exeter@connells.co.uk)**

8-9 South Street  
 EXETER EX1 1DZ

EPC Rating: B Council Tax  
 Band: A

Service Charge: 280.00 Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EXR314784](https://connells.co.uk/Property/EXR314784)**

This is a Leasehold property with details as follows; Term of Lease 97 years from 01 Sep 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: EXR314784 - 0012

