



**Connells**

Homecourt House Bartholomew Street West  
Exeter



# Homecourt House Bartholomew Street West Exeter EX4 3AE



## Property Description

***A GROUND FLOOR RETIREMENT FLAT in the heart of Exeter City Centre close to local amenities, shops and transport links. The home has a door from the lounge straight onto the communal gardens where you can sit and enjoy the summer evenings with beautiful gardens to look out onto and enjoy socialising with other residents or your own quiet time in the space outside your property. The accommodation comprises:- Communal entrance hallway you can use if required/own entrance from the lounge/diner, kitchen, bedroom and bathroom/WC. There is also communal lounge with kitchenette, guest suite for visitors and 2 laundry rooms and residents parking. NO CHAIN***

## Agents Note

Please note the remaining lease term is less than 80 years.

## Entrance Hall

Door to side, airing cupboard with shelving, pull cord.

## Living/ Dining Room

15' 1" x 10' 6" ( 4.60m x 3.20m )

Double glazed front aspect window, double glazed door to front, Dimplex electric heater, inter com system.

## Kitchen

5' 4" x 7' 4" ( 1.63m x 2.24m )

Wall and base units, work surfaces, electric oven, electric hob, space for fridge freezer, tiling, stainless steel sink unit.

## Bedroom

11' 9" to front of wardrobe x 8' 6" ( 3.58m to front of wardrobe x 2.59m )

Double glazed front aspect window, electric heater, pull cord, built-in wardrobe.

## Shower Room

Double shower cubicle with electric shower, tiling, low level toilet, wash hand basin with cupboard below, Dimplex electric heater, heated towel rail.

## Garden

Lawned communal gardens with a variety of plants and shrubs.

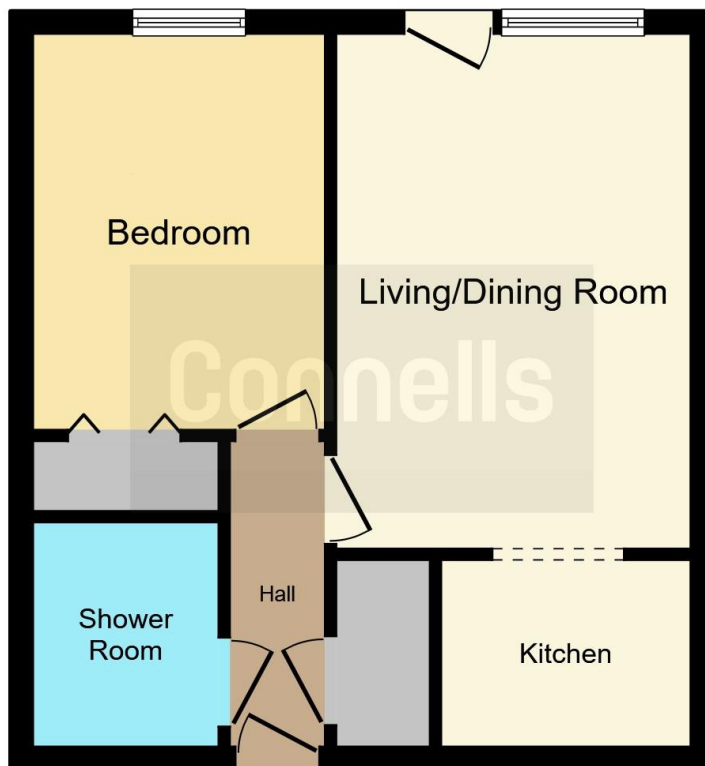
## Parking

Residents parking area.

**Council Tax Band: A**







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**E [exeter@connells.co.uk](mailto:exeter@connells.co.uk)**

8-9 South Street  
 EXETER EX1 1DZ

EPC Rating: C

Council Tax  
 Band: A

Service Charge:  
 2472.00

Ground Rent:  
 670.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EXR315214](http://connells.co.uk/Property/EXR315214)**

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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