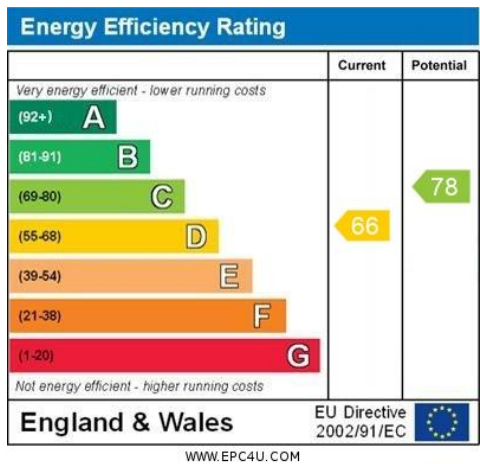




Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

1 Exmouth Court, Long Causeway,
Exmouth, EX8 1TS

GUIDE PRICE
£135,000
TENURE Leasehold



A One Bedroom Ground Floor Retirement Apartment Located In A Favoured Retirement Development Approximately Half A Mile From Exmouth Town Centre

Spacious Bay Fronted Lounge/Dining Room * Modern Kitchen Area * Double Bedroom With Built-In Wardrobes * Modern Bathroom With Ease Of Access Bath * Attractive Communal Grounds * Communal Facilities Including Residents Lounge, Laundry Room & Guest Suite
Extended Lease until 2173

1 Exmouth Court, Long Causeway, Exmouth, EX8 1TS

THE ACCOMMODATION COMPRISES: Communal Entrance with door entry system leading to all communal areas and own private front door giving access to:

LOUNGE/DINING ROOM: 19' 2" x 13' 0" (5.84m x 3.96m) maximum overall measurement into doorway recess and double glazed square bay window which overlooks the communal gardens; television point; telephone point; night storage heater; coved ceiling; door entry phone; access to good size understairs storage cupboard with shelving, coat hook and light; double doors leading through to the:

KITCHEN AREA: 8' 9" x 4' 6" (2.67m x 1.37m) Re-fitted and comprising of a range of patterned work top surfaces with tiled surrounds; base cupboards and drawer units beneath; inset stainless steel single drainer sink unit with chrome swan neck mixer tap over; integrated fridge and freezer; matching wall units at eye-level; electric cooker point. From the lounge/dining room a glazed panelled doors leads to:

INNER HALLWAY: With access to airing cupboard with slatted shelving and housing the water cylinder.

BEDROOM: 15' 3" x 12' 3" (4.65m x 3.73m) maximum including doorway recess narrowing to 9' 3" (2.82m). A spacious bedroom with uPVC double glazed window; uPVC double glazed door leading out to the communal garden area; night storage heater; two built-in wardrobes with clothes rails and storage cupboards over.

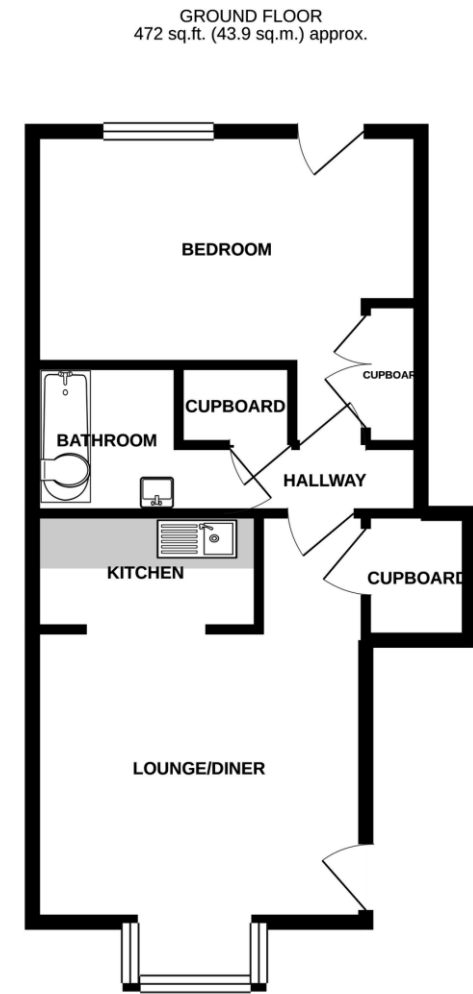
BATHROOM/WC: Comprising of an ease of access bath with hand rails, Mira shower unit over, shower curtain and rail; pedestal wash hand basin; WC with concealed cistern, push button and display surface over; attractive tiling to splash prone areas; chrome heated towel rail; wall mounted mirror fronted medicine cabinets; extractor fan.

OUTSIDE: Exmouth Court is situated amongst attractive communal gardens which surround the building. They are mainly laid to lawn with colourful flower and shrub borders and seating areas. Directly adjoining the building there is a patio and sun terrace. There is a parking area for both residents and visitors subject to availability.

COMMUNAL FACILITIES: Include a laundry room; guest suite and residents lounge which is situated in the more recent part of Exmouth Court.

TENURE AND OUTGOINGS: We understand that the property has approximately 148 years un-expired on the extended lease now expiring in March 2173. Annual Service Charge: To Be Confirmed.

FLOOR PLAN:



TOTAL FLOOR AREA : 472 sq.ft. (43.9 sq.m.) approx.
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 have not been tested and no guarantee as to their operability or efficiency can be given.
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