

Guide Price £85,000

37 Orcombe Court, Exmouth, EX8 2ET



- 1 Double Bedroom First Floor Retirement Flat (Over 55s) • Located Close To Local Amenities & On A Main Bus Route • uPVC Double Glazed & Electrically Heated • Living / Dining Room & Kitchen With A Built In Oven, Hob & Hood • Bedroom With Fitted Wardrobe
- Shower Room • Range Of Communal Facilities. NO ONWARD CHAIN



The Development

Orcombe Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 57 properties in 3 separate blocks, connected by a single storey walkway, each served by a lift. Orcombe Court is situated approximately 1.5 miles from Exmouth Town Centre, Train Station and sea front. There is a parade of shops opposite the entrance at Littleham Cross and it is close to both Tesco's and Lidl. It is also well placed for main bus route connections. Exmouth town centre has a wider selection of shops, restaurants and a sports centre with indoor swimming pool. Exmouth seafront has approximately two miles of sandy beach and is the start of the Jurassic coastline.

Accommodation

Communal front entrance door, with entry phone system leading to:

Communal Hallway

Access to communal lounge with kitchen, a social club run by residents, laundry room, refuse room, guest suite and house managers office. Lift and stairs to all floors.

First Floor

Front entrance door with spy hole leading to:

Entrance Hall

Main door phone entry control panel and emergency care line pull cord. High level electric meter box. Coved ceiling. Smoke alarm. Useful walk in airing cupboard that has slatted shelving, hot water tank and that has a wall mounted electric trip switch fuse box. Doors leading to the shower room, bedroom and:

Living/Dining Room 15'6" (4.72m) x 10'2" (3.1m)

Window to rear. Wall mounted electric night storage heater. Coved ceiling. Emergency pull cord. Glazed double doors leading to:

Kitchen 7'4" (2.24m) x 7'0" (2.13m)

Window to side. Range of floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and tiled splash backs above. Built in four ring electric hob with extractor hood above. Built in eye level electric oven/grill. Space under the work surface for a fridge and a freezer. Coved ceiling. Wall mounted electric heater. Emergency pull cord.



Bedroom 10'2" (3.1m) To Wardrobe x 8'11" (2.72m)

Window to rear. Wall mounted electric night storage heating. Coved ceiling. Useful built in wardrobe mirrored, folding doors. Emergency pull cord.

Shower Room

Fully tiled walls. Large walk in double shower cubicle that has a sliding splash screen door, grab rails and an electric shower unit above. Low level WC. Wash hand basin with displaced power sides and storage blow. Fitted mirror with a light above. Emergency pull cord. Emergency button. Electric heated towel rail. All mounted electric heater. Coved ceiling. Extractor fan.

Externally

Gardens & Parking

There are well kept communal grounds with seating. Residents parking, on a first come, first served basis and visitors parking to the rear of the building.

Tenure

The property is LEASEHOLD. The property is held on a 125 years from 1 August 1996, so there are approximately 98 years remaining. The service charge is currently £1569.28 every 6 months (includes water rates) and the ground rent is currently £260 every 6 months

Services

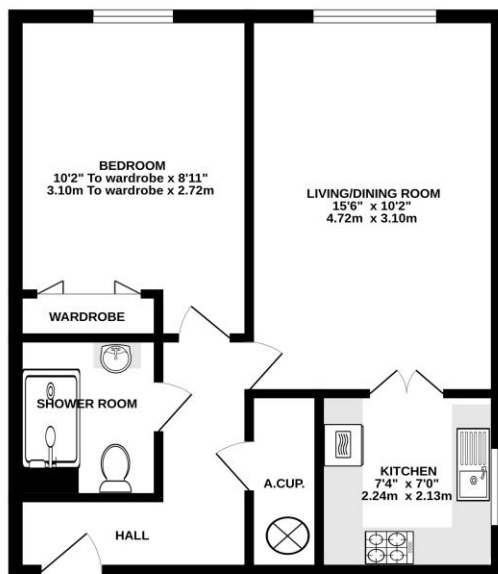
Mains Electricity, Water and Drainage are connected. Council Tax Band C

Agents Notes

Please note, these are draft particulars and they are awaiting vendors verification



FIRST FLOOR



37 ORCOMBE COURT

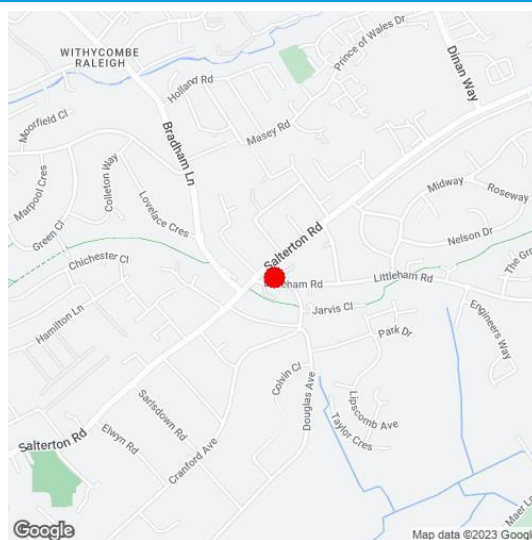
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Made with floorplan 02/23

Directions

From our prominent Town Centre office, proceed up Rolle Street, into Rolle Road and turn left at the mini roundabout onto Salterton Road. Proceed through the first set of traffic lights and turn right at the second set of traffic lights. Orcombe Court will be found on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Viewing Strictly By Appointment Only - Contact The Links Team Via:
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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.