

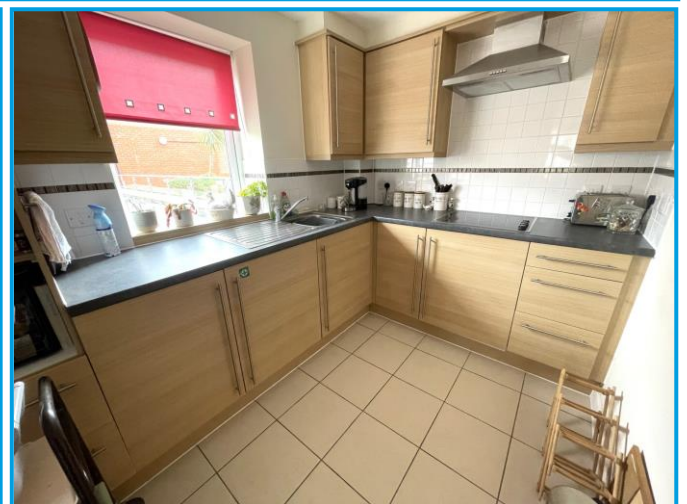
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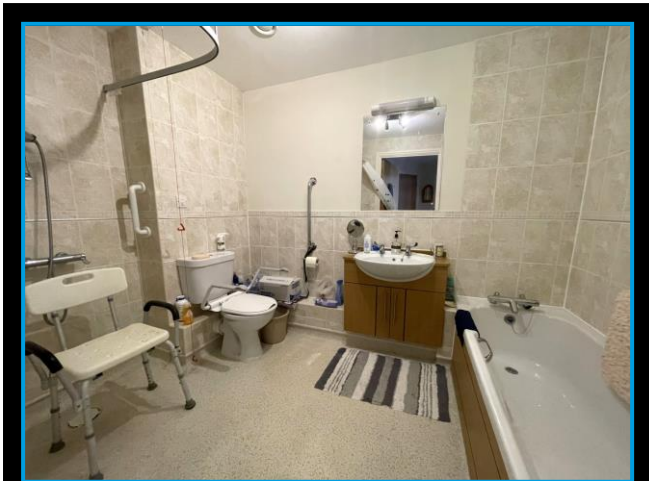
**Guide Price £150,000**

**33 Roswell Court, 8 Douglas Avenue, Exmouth, EX8 2FA**



- 1 Double Bedroom Second Floor Apartment Constructed In 2013 • Assisted Living, McCarthy & Stone Complex For the Over 70's • Double Glazed & Under Floor Heating Throughout • Modern Kitchen & Bathroom With Bath And Separate Accessible Shower • Estate Manager And 24/7 Staffing • Lifts To All Floors. On site Restaurant • Many Communal Benefits Including Lounge, Sun Terrace & Gardens • Close Proximity To Town & Seafront. NO ONWARD CHAIN





### Ground Floor

Secure door entry system to the main front door. Communal hallway and lifts giving access to all floors.

### Second Floor

#### Landing

Private front door with leading to:

#### Entrance Hall

Door entry intercom with emergency pull cord. Under floor heating with a wall mounted thermostat. Smoke alarm. Useful storage airing cupboard that has a light connected and which houses a water tank, electric meter and a trip switch fuse box. Doors leading to the bedroom, bathroom and a part glazed door leading to:

#### Living/Dining Room 18'1" (5.51m) x 10'3" (3.12m)

A dual aspect room with window to side and window to front. TV point. Under floor heating with wall mounted thermostat. Part glazed door leading to:

#### Kitchen 9'7" (2.92m) x 6'10" (2.08m)

Window to side. Range of modern fitted floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and complimentary tiled splash backs above. Inset stainless steel single sink and drainer unit with a mixer tap above. Built in four ring electric halogen hob that has an extractor hood above. Space for a built in electric oven. Integrated fridge and freezer. Tiled flooring. Extractor fan. Under floor heating with wall mounted thermostat.

#### Bedroom 14'10" (4.52m) x 10'5" (3.18m)

Window to front. Under floor heating with wall mounted thermostat. Useful built in double wardrobe with mirrored sliding doors. TV point.

#### Bathroom

Fitted 4 piece suite that comprises of a low profile panelled bath with mixer tap above and tiled splash backs to ceiling height. Walk in " wet room" style shower with a thermostatically controlled shower, anti-slip flooring, soak away, grab rails and a shower curtain. Low level WC. Wash hand basin with storage below. Wall mounted mirror with shaver light and socket above. Electric heated towel rail. Under floor heating. Extractor fan. Emergency pull cord.

#### The Facilities

McCarthy & Stone Assisted Living offers help and support in retirement. Developments are purpose built and designed to offer continued home ownership with flexible support to meet changing needs.

Roswell Court offers excellent communal facilities which include a waitress service restaurant, 24 hour on site staffing, domestic assistance (one hour included weekly in service charge, additional hours by arrangement), full wheelchair accessibility, residents lounge, guest suite, function room, laundry room, refuse room, four lifts, landscaped gardens, mobility scooter store, communal roof





terrace and under floor heating.

### **The Grounds**

The level and landscaped gardens at the rear of Roswell Court are an ideal space in which to sit and enjoy the views of The Sea. On the second floor there is a residents Sun Terrace with seating areas which gain further reaching Sea and South Devon Coastline views. The sun terrace access is located directly next door to this apartment

### **Parking**

A parking permit scheme is in operation on a `first come, first served` basis for an extra cost of £250 per annum.

### **Tenure**

The property is LEASEHOLD. The property is held on a 125 year lease from 2012. The service charge is £764.29 PCM. This covers a multitude of things including water, window cleaning, communal maintenance, staff, lift maintenance etc. Ground rent is £217.50 half yearly.

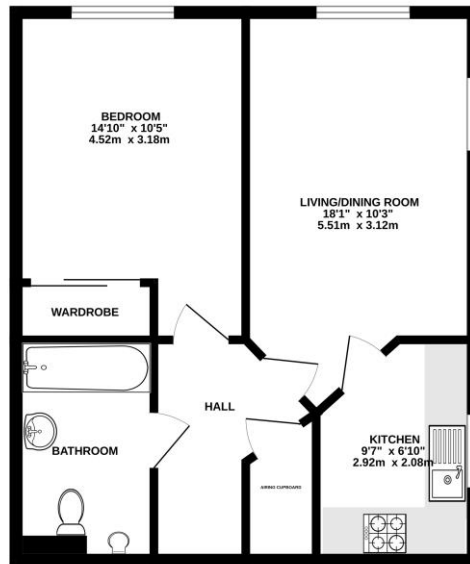
### **Services**

Mains Water, drainage and and electricity are connected. Council Tax Band B

### **Agents Notes**

Please note, these are draft particulars and they are awaiting vendors verification. It is worth noting that the apartment is located immediately next door to the sun terrace, which gains fantastic coastal views.





33 ROSWELL COURT

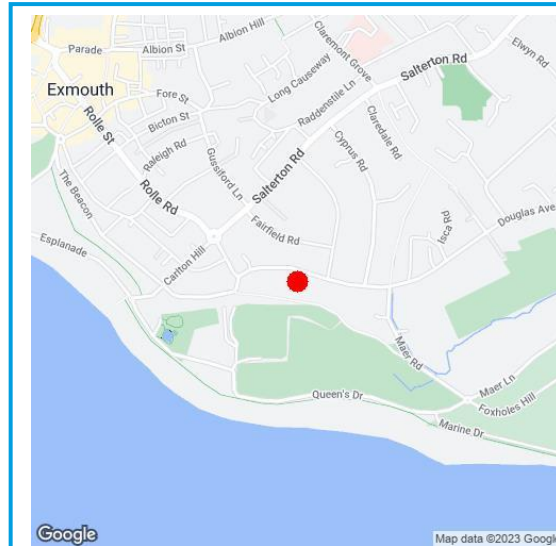
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their availability or efficiency can be given.  
Made with floorplan 12/22

**Directions**

From our prominent Town Centre office, proceed up Rolle Street towards Salterton Road. At the roundabout, proceed straight ahead into Douglas Avenue. Proceed around the bend where Roswell Court will be found on the right hand side.

Energy Efficiency Rating	
Current	Potential
<small>Most energy efficient - lower running costs</small>	
<small>(92-101) A</small>	
<small>(81-91) B</small>	
<small>(69-80) C</small>	
<small>(55-68) D</small>	
<small>(39-54) E</small>	
<small>(21-38) F</small>	
<small>(1-20) G</small>	
<small>Not energy efficient - higher running costs</small>	
76	77

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.