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ESTATE AGENTS

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Price £190,000

Flat 2, Bronte Court, Salterton Road, Exmouth, EX8 2DW



- Very Well Presented 2 Double Bedroom Ground Floor Retirement Flat • Recently Re-Carpeted And Former The Show Flat • Bright And Airy Living Room • Modern Kitchen With Oven, Hob, Fridge And Freezer • Modern Shower Room/WC • Private Front Access Onto A Small Terrace Area
- 24 Hour Emergency Care Line • No Onward Chain



Accommodation

Communal Entrance

Communal security door leading into the ground floor giving access to the main residents lounge and other facilities. Private entrance door to:

Hallway

A spacious hallway with built-in storage cupboard. Further built-in cupboard housing the meters. Airing cupboard with modern electric water heater. Electric storage heater. Alarm pull cord. Doors to:

Living Room 16'10" (5.13m) x 11'3" (3.43m)

A bright and airy dual aspect room with double glazed window to the side. Double glazed door opening onto a covered terrace with views of the front communal gardens. Fireplace housing electric coal effect fire. TV aerial point. Telephone point. Electric storage heater. Alarm pull cord. Twin glazed doors to:

Kitchen 8'11" (2.72m) x 5'9" (1.75m)

Double glazed window to the side. Modern range of base cupboard and drawer units with eye level units over. Concealed lighting below. Integrated electric oven and inset electric hob. Integrated fridge and freezer. Work top surfaces will tiled splash back and inset single drainer sink unit. Electric wall heater. Alarm pull cord.

Bedroom 1 17'11" (5.46m) Into Bay x 9'7" (2.92m)

Double glazed bay window to the front. Built-in mirror fronted wardrobe/storage cupboard. TV aerial point. Telephone point. Electric storage heater.

Bedroom 2 16'1" (4.9m) Max x 8'6" (2.59m)

Double glazed bay window to the front. Electric storage heater. Alarm pull cord.

Shower Room/WC

Well appointed with a double size shower cubicle with glazed shower screen. Fitted shower. Tiled splash backs. Wash hand basin with cupboard below and mirror with shaver/light point over. WC. Electric fan heater. Extractor fan. Heated towel rail. Alarm pull cord.

Communal Facilities

Bronte Court residents have use of a residents lounge, storage and laundry facilities, a guest suite for visitors and a covered buggy area.

Externally

There are delightful mature, well tended communal grounds for residents to enjoy. To the rear is a resident's parking area (subject to availability) and additional visitors parking.



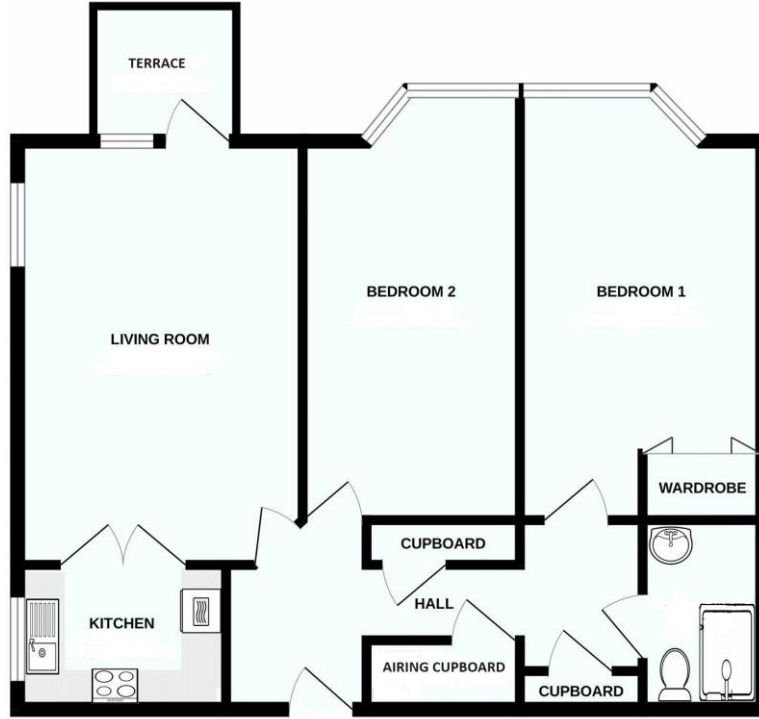
Tenure

The property is LEASEHOLD and we understand the property is held on a 125 year lease from 2007. We understand the Service Charge is £5650.65 per annum to include building insurance. Ground Rent is currently £495 per annum.

Services

All mains services except gas are connected. Council Tax Band C



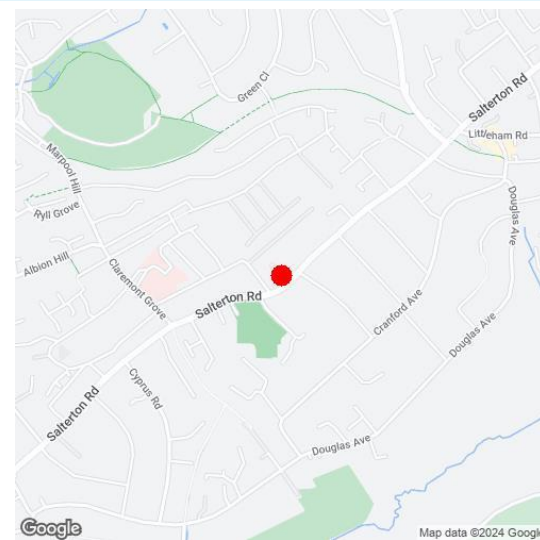


TOTAL FLOOR AREA: 681 sq. ft. (63.3 sq.m.) approx.
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Directions

From our prominent town centre office proceed up Rolle Road to the roundabout and turn left onto Salterton Road. Continue through the set of traffic lights and Bronte Court can be found further up on the left hand side

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs	
G2 (92-101) A	
G1 (81-91) B	
G0 (69-80) C	
F3 (55-68) D	
F2 (49-54) E	
F1 (41-48) F	
E1 (31-39) G	
Not energy efficient - higher running costs	
80	84
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.