

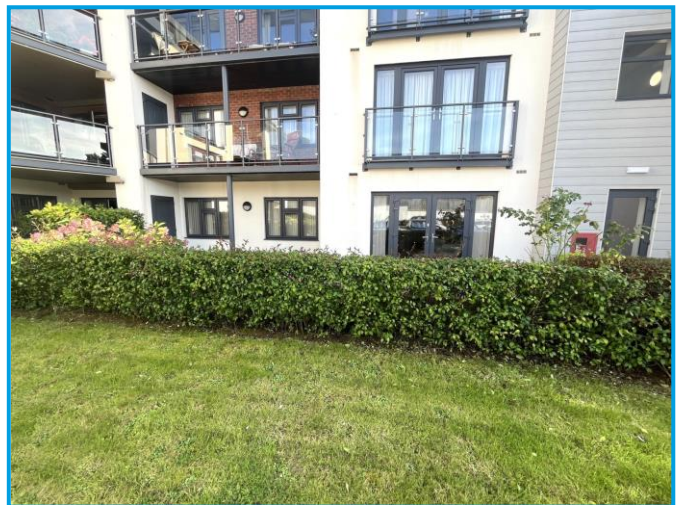
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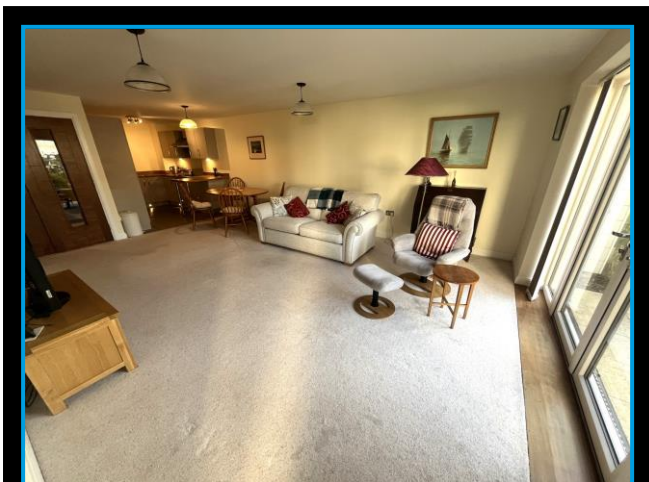
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Guide Price £350,000

2 Pincombe Court, Buckingham Close, Exmouth, EX8 2JB



- Purpose Built, Ground Floor Apartment • McCarthy Stone Lifestyle Living Brand
- Open Plan Living / Dining / Kitchen • Kitchen Has Integrated Appliances • 2 Double Bedrooms With Wardrobes
- Master En-Suite Shower Room & Further Shower Room • Underfloor Heating Throughout, Allotted Parking Space • NO ONWARD CHAIN



Accommodation

To access the property you enter through a glazed front entrance with automatic doors that lead in to a foyer and then through further doors into a communal entrance hall that also has seating. All floors are accessed via stairs and a lift.

Ground Floor

Own front entrance door leading to:

Entrance Hall

Useful walk - in airing cupboard with hot water tank, electric trip switch fuse box and electric meter. Wall mounted central heating thermostat. Inset ceiling lights. Smoke alarm. Entry phone. Doors leading to living / dining room, both bedrooms, shower room and:

Utility Cupboard

A walk - in cupboard that has space and plumbing for a washing machine. Ideal area to store vacuum cleaner/ironing board etc. Wall mounted air circulation exchange unit.

Open Plan Living / Dining / Kitchen 31'1" (9.47m) Max x 14'9" (4.5m) Max

Living / Dining Area 20'1" (6.12m) x 14'9" (4.5m)

Dual aspect having uPVC double glazed French doors to front and uPVC double glazed external door to side, both leading to own patio area. Wall mounted underfloor heating controls. Open to:

Kitchen Area 10'9" (3.28m) x 8'10" (2.69m)

Good range of modern fitted cupboard and drawer storage units with roll edged work surfaces, including breakfast bar and matching up stands. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring electric hob with filter hood above and eye level electric oven and microwave opposite. Integrated dishwasher, fridge and freezer.

Bedroom 1 18'2" (5.54m) Max x 9'7" (2.92m)

uPVC double glazed window to rear overlooking patio area. Wall mounted under floor heating controls. Large walk - in wardrobe with fitted storage units and hanging rails. Door leading to:





En - Suite 9'0" (2.74m) x 7'4" (2.24m)

Modern fitted white suite of triple shower cubicle with thermostatically controlled shower unit, including Rainfall waterhead and tiling to ceiling height. Concealed cistern WC. Vanity wash hand basin. Tiled flooring. Heated towel rail. Useful linen storage cupboard.

Bedroom 2 14'4" (4.37m) x 9'6" (2.9m)

uPVC double glazed window to rear. Wall mounted under floor central heating control. Useful walk - in wardrobe with hanging rail and storage facilities.

Shower Room 7'3" (2.21m) x 6'9" (2.06m)

Modern fitted white suite of double shower cubicle with thermostatically controlled shower unit, including Rainfall waterhead and tiling to ceiling height. Concealed cistern WC. Vanity wash hand basin. Tiled flooring.



Externally

There is a useful patio area immediately adjacent and accessed via the living room, ideal for outdoor dining and sitting during the fine weather. There is also a useful outside storage shed.

Parking

We understand the property has its own parking space within the secure parking area.

Tenure

The property is Leasehold. The property is held of a 999 year lease from January 2018. Service charge for year ending June 2024 was £1,753.86 half yearly. Ground rent is £247.50 half yearly. The service charges include water rates, window cleaning, communal upkeep and buildings insurance.

Services

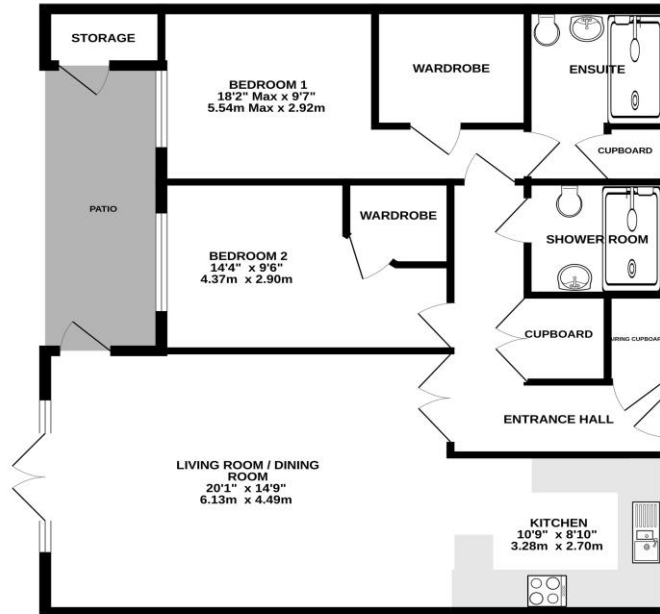
Mains electric, water and drainage are connected. Council Tax Band D.

Agents Note

These are draft particulars and are awaiting vendors verification. Please note the minimum age for a resident is 55



GROUND FLOOR
955 sq.ft. (88.7 sq.m.) approx.



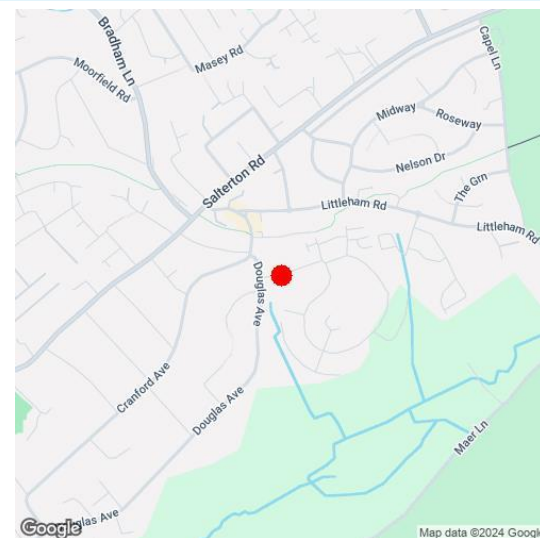
PINCOMBE COURT, EXMOUTH
TOTAL FLOOR AREA : 955 sq.ft. (88.7 sq.m.) approx.

While 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. Corrected or mis-statement. This plan is for illustrative purposes only and should be used as a guide for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Directions

From our prominent Town Centre office, proceed up Rolle Street, into Rolle Road and straight ahead at the roundabout into Douglas Avenue. Continue along this road, passing the Devon Court Hotel and after approx 1 mile, turn right into Buckingham Close where Pincombe Court will be found on the left hand side.

Energy Efficiency Rating	
Current	Potential
More energy efficient - lower running costs	
83	83
Less energy efficient - higher running costs	
England & Wales	
<small>EU Directive 2002/91/EC</small>	



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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.