



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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	
www.epc4u.com		

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.

Flat 3 Exmouth Court, Long Causeway,
Exmouth, EX8 1TS

GUIDE PRICE
£160,000
TENURE Leasehold



A Beautifully Presented One Bedroom Retirement Bungalow Forming Part Of A Favoured Retirement Development Which Is Within Walking Distance From Exmouth Hospital, Town Centre And Sea Front

Private Entrance Porch * Good Size Lounge/Dining Room * Stylish Modern Kitchen * Spacious Double Bedroom * Excellent Shower Room/WC * Double Glazed Windows * Modern Electric Heating * Communal Facilities Including Residents Lounge, Laundry Room * Emergency Care Line Support
Extended Lease

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THE ACCOMMODATION COMPRISES: Private entrance via uPVC double glazed front door to:

ENTRANCE PORCH: uPVC double glazed windows; outside security lighting and composite inner door with patterned glazed window inset giving access to the:

LOUNGE/DINING ROOM: 16' 10" x 16' 5" (5.13m x 5m) maximum overall measurement. A most spacious room with uPVC double glazed window overlooking the front aspect; attractive fire surround housing pebble effect electric fire; television point; modern electric heater; coved ceiling; arched opening through to the:

KITCHEN: 8' 9" x 4' 7" (2.67m x 1.4m) Stylishly re-fitted and comprising of a range of work top surfaces with attractive tiled splashbacks; inset circular single drainer sink unit with chrome mixer tap over; inset two ring Zanussi hob; Zanussi combi/microwave oven; cupboards and pull-out slimline unit beneath work tops; integrated Zanussi fridge and freezer; plumbing for automatic washing machine; matching wall units at eye-level; recess ceiling LED spotlighting; tiled flooring. From the lounge / dining room a door gives access to the:

INNER HALLWAY: With access via loft ladder to part boarded roof space; coats cupboard with coat rail and storage cupboard over; airing cupboard housing water cylinder with slatted shelving; coved ceiling.

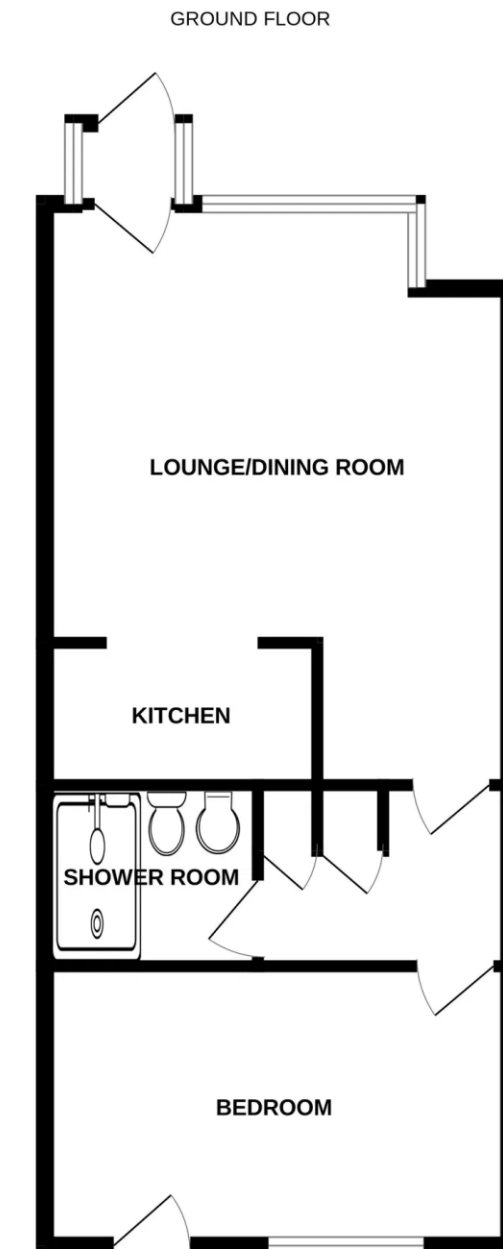
BEDROOM: 16' 5" x 9' 11" (5m x 3.02m) A most spacious bedroom with uPVC double glazed window; uPVC double glazed door giving access to outside; modern electric heater; coved ceiling, TV point.

SHOWER ROOM/WC: Comprising of an ease of access shower tray with shower splash screen and Mira shower unit and hand rail, pedestal wash hand basin; WC; attractive fully tiled walls; electrically heated towel rail/radiator; ceiling extractor fan.

OUTSIDE: Directly in front of the property is a patio seating area. The property enjoys a secluded location in a favoured retirement development. There are beautifully kept communal gardens with a seating area and also a residents parking area. External two point electrical socket. Water meter.

TENURE & OUTGOINGS: We understand that the property is held on a 189 year lease, with 145 years remaining. Current Service Charge: £3189.00 (paid up until April 26) – includes the BT fob. Ground Rent: £10 pa.

FLOOR PLAN:



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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