



£60,000  
8 Orcombe Court , Littleham Road, Exmouth, Devon, EX8 2ET





## Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **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

Current Potential

Current	Potential
	83
78	

**One bedroom ground floor retirement apartment (over 55's) with direct access onto the communal gardens, in a convenient position just a short stroll to local amenities and on a regular bus route. Modernisation required. Offered with no onward chain.**

- Sitting / Dining room with direct garden access
- Kitchen with built-in oven and hob
- Double Bedroom
- Bathroom
- Double Glazing & Electric Heating
- Residents & Visitors Parking
- Communal gardens with seating
- Residents lounge
- Emergency call system & On site House Manager
- No onward chain

**DESCRIPTION:** A well-located ground floor retirement apartment (over 55's) offering excellent potential and priced to sell.

Empty and with no onward chain, this one-bedroom property requires modernisation but benefits from communal gardens, residents parking, and a convenient position at Littleham Cross close to shops, bus routes, and local amenities. With spacious accommodation and direct access to the gardens, this represents an ideal opportunity for someone looking to update a property to their own taste.

**LOCATION:** The apartment is conveniently located at Littleham Cross which offers several local shops including a post office, Co-op general store, Chinese takeaway, fish & chip shop and more. There are also local bus routes, and the larger supermarkets of Tesco & Lidl located nearby.

**The accommodation comprises (all measurements are approximate):**

## **GROUND FLOOR**

Communal entrance door with entrance buzzer system to the....

**COMMUNAL ENTRANCE HALLWAY.** Access to communal lounge with kitchen, laundry room, refuse room, guest suite and House Manager's office.

From here there is a private entrance door to the apartment.

**HALLWAY.** Emergency call bell system. Cupboard with shelving and housing the factory lagged copper cylinder with shelving. Coved ceiling. Glazed door leading off to the...

## **SITTING / DINING ROOM**

21' 11" (6.68m) x 10' (3.05m): Storage heater. Coved ceiling. Feature fireplace. Double glazed window. Double glazed door leading out onto the rear communal grounds. Glazed double doors leading through to the...

## **KITCHEN**

8' 10" (2.69m) x 7' 7" (2.31m): Worktop surfaces with stainless steel sink and drainer, with cupboards under. Electric hob. Built-in oven. Space for fridge and freezer. Matching wall mounted cupboards. Electric heater. Coved ceiling. Double glazed window to the rear.

## **BEDROOM 1**

18' 3" (5.56m) x 10' (3.05m): Double glazed window to rear. Coved ceiling. Fitted double wardrobe. Storage heater.

## **BATHROOM**

6' 10" (2.08m) x 5' 4" (1.63m): Panelled bath in full tiled surround. Wash hand basin with tiled splashback. Low level WC. Electric heater. Extractor fan. Coved ceiling.

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

**DIRECTIONS:** The property is located approximately 1.5 miles from the town centre. From the town centre proceed along Rolle Street/Rolle Road. At the roundabout, take the first exit onto Salterton Road/B3178. Follow this road for just over a mile, at the second set of traffic lights turn right onto Littleham Road and this property will then be found a short distance along on the left hand side.

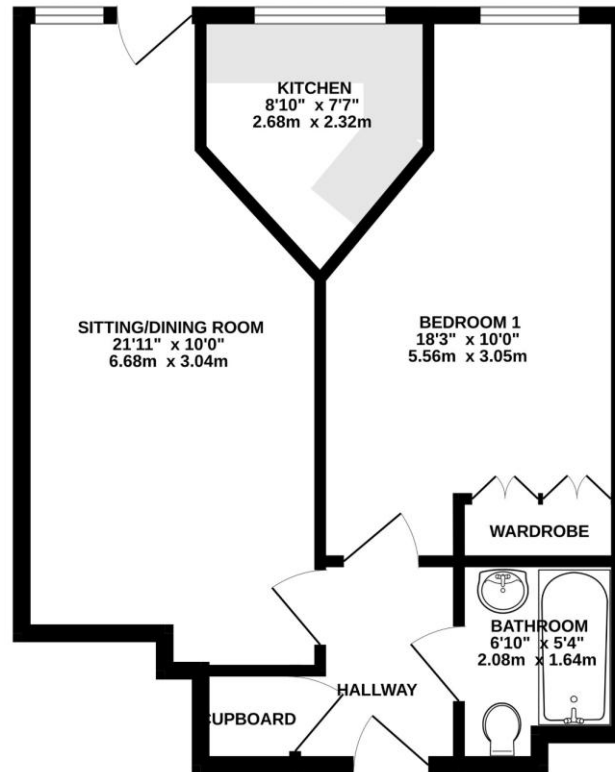
**WHAT3WORDS:** ///socket.wash.voters

**TENURE:** Leasehold - The property is held on a 125 years from 1 August 1996, so there are approximately 98 years remaining.

**MAINTENANCE & CHARGES:** The service charge is currently £1,569.28 every 6 months (includes water rates) and the ground rent is currently £260 every 6 months **(Please note this is a guide only and we are awaiting official confirmation of these figures)**

**COUNCIL TAX BAND:** C - £2163.53

GROUND FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 473 sq.ft. (43.9 sq.m.) approx.

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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### Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

### Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

