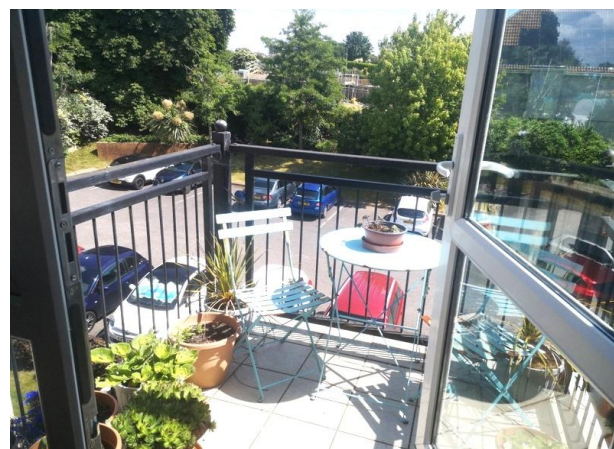




| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.

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

GUIDE PRICE  
**£100,000**  
TENURE Leasehold



A Well Presented Second Floor One Bedroom Retirement Apartment Located  
In A Sought After Modern Development With Well Presented And Much  
Improved Accommodation

Attractive Feature Wood Flooring Throughout \* Newly Installed WetRoom/WC \* Goodsize  
Double Bedroom With Built In Double Wardrobe \* Lounge/Dining Room With Access To  
Sun Balcony \* Well Equipped Kitchen \* Excellent Communal Facilities Including Newly  
Refurbished Residents Lounge \* 24 Hour Emergency Careline And House Manager \*  
Attractive Communal Gardens With Parking Area \* Modern Electric Heating And Double  
Glazed Windows \* Viewing Recommended

## 36 Bronte Court, Salterton Road, Exmouth, EX8 2DW

Bronte Court was built in 2007 and is located in a desirable and convenient area of Exmouth. It is only a few minutes drive to the beautiful beaches at Exmouth seafront and all the amenities the seafront has to offer. There is a bus stop outside the development with regular services both to the town centre itself and into the city of Exeter and surrounding districts. Exmouth train station is also only a few minutes away and within walking distance of the town centre. The local GP practice and community hospital are close by as well as convenient shopping at the larger supermarkets. There is a cinema in Exmouth and regular theatrical productions are staged at the Pavillion Theatre overlooking Exmouth seafront.

### THE ACCCOMMODATION COMPRISES:

#### COMMUNAL ENTRANCE:

Via security entry system leading to communal areas and reception halls with stairs and lifts to SECOND FLOOR. Communal area provides access to own private front door with spy hole leading to:

#### RECEPTION HALL:

Wood flooring; good size cupboard with modern electric boiler and light connected. Door entry intercom with emergency careline cord.

**LOUNGE/DINING ROOM:** 5.41m x 3.4m (17'9" x 11'2") Maximum overall measurement

With feature wood flooring; Haverland modern wall mounted electric heater; wall mounted electric living flame fire with remote control; television point; cupboard housing electric meters and consumer unit; double glazed window and door giving access to **SUN BALCONY**.

**KITCHEN:** 2.74m x 1.73m (9'0" x 5'8")

Entered via double glazed panel doors from the Lounge/Dining Room; fitted with patterned worktops with inset single drainer sink unit with mixer tap; range of base cupboards and drawer units; integrated fridge beneath work surfaces; inset four ring electric hob with extractor hood over; built in oven with cupboards above and below; wall mounted cupboards with concealed lighting beneath; tiled surrounds; Dimplex electric wall heater; double glazed window.

**BEDROOM:** 4.95m x 2.87m (16'3" x 9'5") Maximum overall measurement

With feature wood flooring; Haverland modern electric wall heater; television point; built in double wardrobe; careline cord; Upvc double glazed window.

#### WET ROOM/WC:

High quality newly installed Wet Room fitted with shower area with shower unit, handrail, seat and shower curtain and rail; corner wash hand basin; WC with push button flush; extractor fan; electric fitted mirror; electric light and shaver socket over; emergency careline cord; Dimplex wall heater.

#### OUTSIDE:

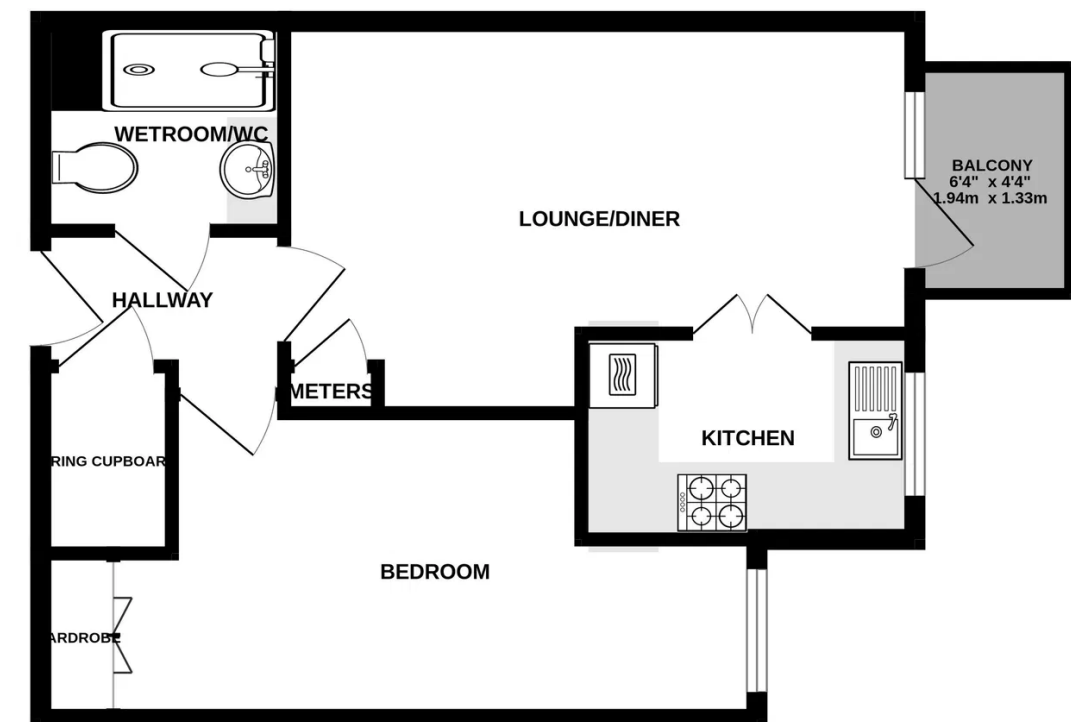
Bronte Court enjoys beautifully kept communal gardens. There is residents parking to the rear of the development with spaces subject to availability plus a visitors parking area.

#### TENURE AND OUTGOING:

We understand the property is held on a 125 year lease from 2007. Service Charge: £4,593.00 per annum, which includes the ground rent.

#### FLOOR PLAN:

##### SECOND FLOOR



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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