

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	83
(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			

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30 Bronte Court, Exmouth, EX8 2DW

GUIDE PRICE  
**£165,000**  
 TENURE Leasehold



**A Most Stylish Two Double Bedroom First Floor Retirement Apartment Enjoying A Superb Location Within This Sought After Development With Excellent Communal Facilities And Offered For Sale With No Ongoing Chain.**

Bright Living Accommodation Enjoying Sunny Aspect All Day From East To West \* Well Appointed Kitchen (Fitted 2023) \* High Quality Wet Room/WC (Fitted 2024) \* Dual Aspect Lounge/Dining Room \* Two Double Bedrooms \* Fischer Modern Electric Radiators With Individual Thermostat Control \* Modern Electric Boiler \* House Manager Plus 24 Hour Careline Support \* Parking Area With Spaces Available Subject To Availability \*  
 Viewing Strongly Recommended

### 30 Bronte Court, Exmouth, EX8 2DW

An opportunity has arisen to purchase this first floor retirement apartment in a sought after modern retirement complex of Bronte Court. Bronte Court was built in approximately 2007, particularly for those aged 60 years and over, and enjoys excellent communal facilities which include a spacious residents lounge, laundry room, storage rooms, guest suite and covered buggy area. There is a house manager on site during working hours.

**THE ACCOMMODATION COMPRISES:** Communal entrance with door entry security intercom system giving access to communal areas with stairs and lift to all floors. This apartment is located on the FIRST FLOOR and accessed via a private front door with spy hole and letterbox giving access to:

**RECEPTION HALL:** Fischer electric heater; coats cupboard with slatted shelving and coat rail; further fitted shelved cupboard housing electric consumer unit; airing cupboard with slatted shelving housing electric boiler.

**LOUNGE/DINING ROOM:** 5.79m x 4.44m (19'0" x 14'7") maximum overall measurement. A delightful dual aspect room with Upvc windows overlooking the front and large Upvc window with Juliet style balcony overlooking the side aspects; television point; Fischer electric heater; telephone point; emergency careline cord; part glazed double doors to:

**KITCHEN:** 2.74m x 1.73m (9'0" x 5'8") High quality modern kitchen comprising of wood effect worktops with attractive tiled surrounds; cupboards, drawer units, refuse drawer, pull out larder cupboard and carousel unit beneath worktops; single drainer sink unit with swan neck mixer tap; induction hob with extractor hood over; built in oven below; matching wall mounted cupboards; two cupboards with pull down food racks; Whirlpool upright fridge freezer included within the sale; Dimplex electric wall heater; Upvc double glazed window to side aspect; emergency careline cord.

**BEDROOM ONE:** 4.67m x 2.9m (15'4" x 9'6") Built in double wardrobe with mirror fronted doors with clothes rail and shelf; Fischer electric heater; television point; emergency careline cord.

**BEDROOM TWO:** 4.83m x 2.57m (15'10" x 8'5") Lovely size double bedroom, currently used as a Dining Room; Fischer electric heater; two Upvc double glazed windows to front aspect; emergency careline cord.

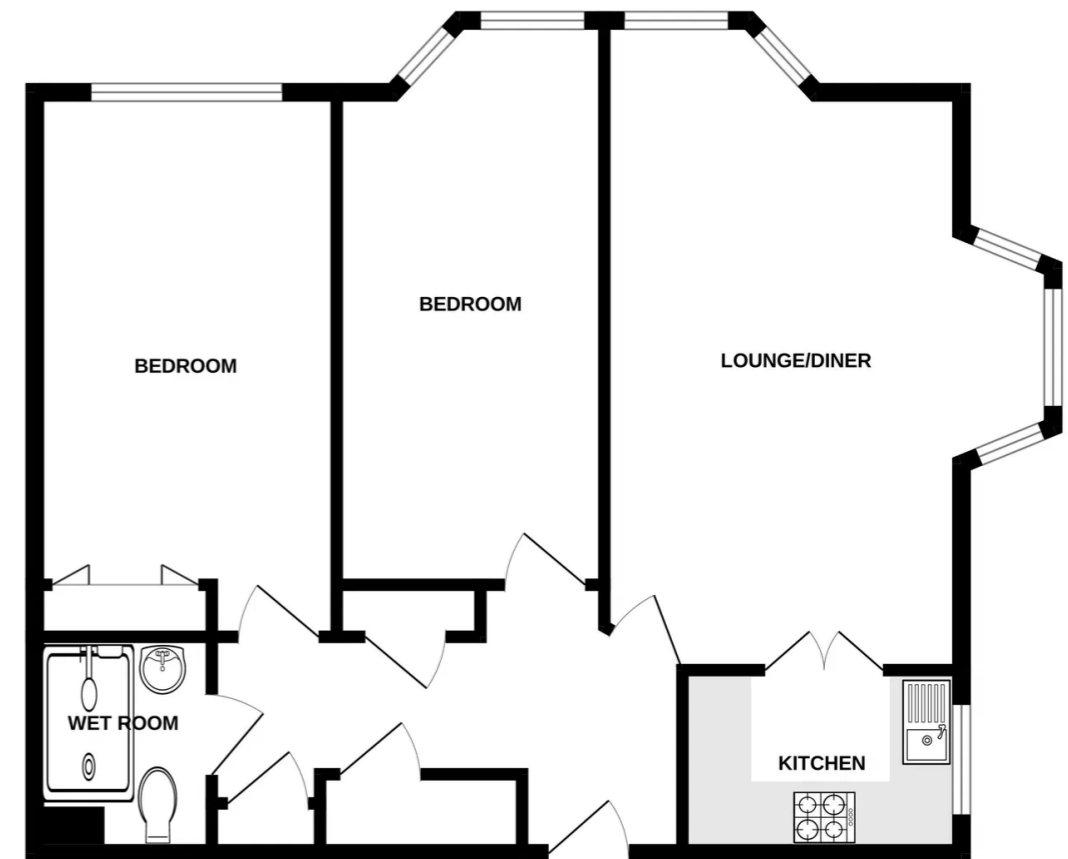
**WET ROOM/WC:** Stylish high quality suite with splashback walls. The wet room area is fitted with a Smart Care Plus electric shower; shower curtain and rail and emergency careline cord; low level shower splash screen; wash hand basin with fitted mirror over with integrated light; Gerberit WC; mirror fronted medicine cabinet; Dimplex wall heater.

**OUTSIDE:** Bronte Court enjoys beautifully kept communal gardens; there is residents parking area to the rear of the building subject to availability and also a visitors parking area.

**TENURE AND OUTGOINGS:** We understand the property is held on a 125 year Lease from 2007. Service Charges: £3,126.09 half yearly (1<sup>st</sup> March – 1<sup>st</sup> September). Ground Rent: £247.50 half yearly.

#### FLOOR PLAN:

FIRST FLOOR  
741 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA: 741 sq.ft. (68.8 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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