



45 Bronte Court, 63 Salterton Road,
Exmouth, EX8 2DW

GUIDE PRICE
£120,000
TENURE Leasehold



A Well Presented Second Floor Retirement Apartment Located In A Sought After Modern Development With Lovely Outlook Over The Communal Gardens To The Rear Of The Development

Lounge/Dining Room With Access to Sun Balcony * Well Equipped Kitchen * Good Size Double Bedroom With Large Built-In Wardrobe * Fitted Shower Room/WC * Excellent Communal Facilities Including Refurbished Residents Lounge * 24 Hour Emergency Care Line And House Manager * Attractive Communal Gardens * Parking Area * Modern Electric Heating And Double Glazed Windows

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	85
(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	
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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 Pavilion Theatre overlooking Exmouth seafront.

COMMUNAL ENTRANCE: Via security entrance to communal areas, stairs and lift to second floor; private front door to:

RECEPTION HALL: Door entry intercom with emergency careline cord; linen cupboard with slatted shelving and boiler and light connected.

LOUNGE/DINING ROOM: 5.36m x 4.19m (17'7" x 13'9") into doorway recess. A bright good size room with modern electric radiator; television point; telephone point; emergency careline cord; fitted cupboard housing electric consumer unit and meter; double glazed window and door giving access to SUN BALCONY with lovely outlook overlooking the communal gardens to the rear of the development.

KITCHEN: 2.69m x 1.75m (8'10" x 5'9") A well equipped kitchen fitted via double glazed panelled doors from the Lounge/Dining Room comprising a range of worktops with splashback surrounds with cupboards, drawer units and under counter integrated fridge and freezer; wall mounted cupboards; electric hob with filter extractor hood over; built in oven; double glazed windows overlooking the gardens.

BEDROOM: 4.55m x 3.43m (14'11" x 11'3") A good size bedroom with modern electric radiator; television point; walled shelving; large built in wardrobe; emergency careline cord; double glazed tilt and turn window.

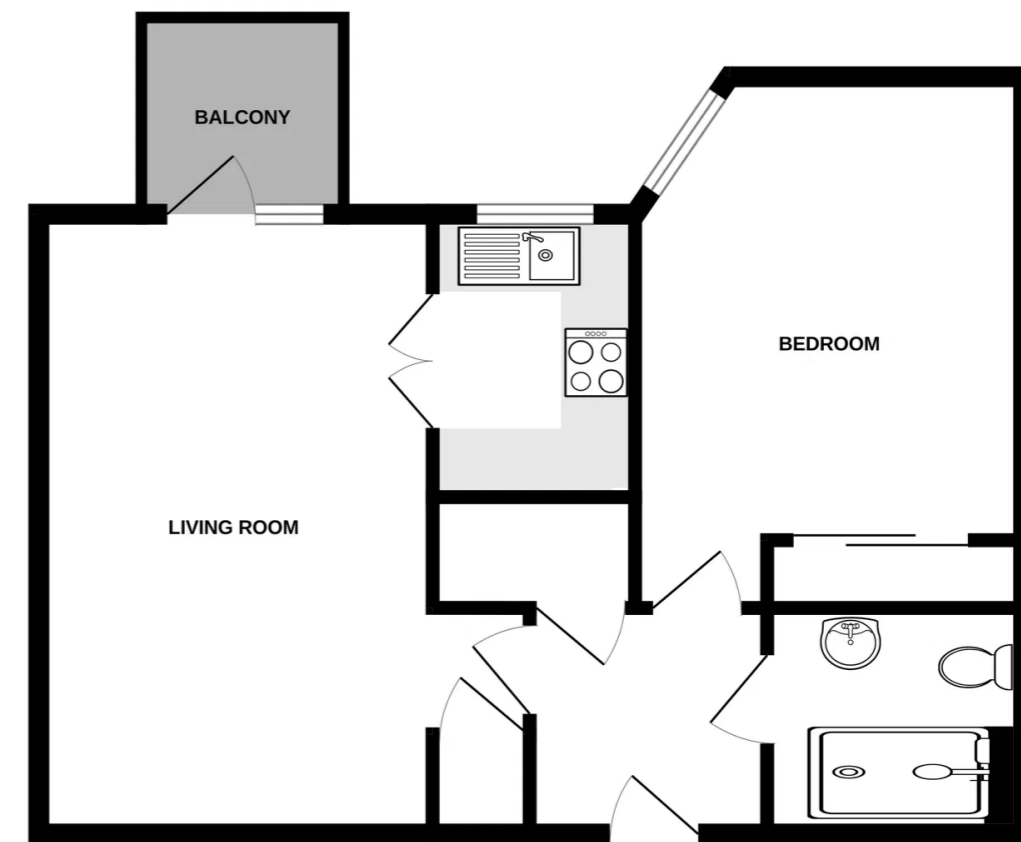
SHOWER ROOM/WC: 2.13m x 1.8m (7'0" x 5'11") Refitted to include double width shower cubicle with Mira shower unit and shower splash screen door; vanity wash hand basin with fitted mirror fronted medicine cabinet over with integrated automatic light; WC with push button flush; heated towel rail; fully splashback walls; extractor fan; upright storage cabinet.

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 OUTGOINGS: We understand the property is held on a 125 year lease from 2007. Service charge: £3,870.74 per annum, which includes the ground rent.

FLOOR PLAN:

2ND 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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