01395 222350

LINKS ESTATE AGENTS

exmouth@linksestateagents.co.uk
www.linksestateagents.co.uk

# Guide Price £130,000
# 21 Exmouth Court, Exmouth, EX8 1TS







• Retirement Bungalow In Popular Development • Electric Heating & Double Glazing • L Shaped Living / Dining Room • Kitchen Including Cooker & Washing Machine • 2 Bedrooms, 1 Having Fitted Wardrobes • Shower Room Including Seat & Grab Rail • Communal Facilities, Ample Parking • NO ONWARD CHAIN









## The Development

Exmouth Court is a purpose built complex of 39 independent living apartments, surrounded by attractive communal gardens. Residents have use of a range of communal facilities including a resident`s lounge and communal laundry. The development has a minimum age restriction of 60 + years.

## Accommodation

## Ground Floor

2 shallow steps leading up to uPVC double glazed front entrance door leading to:

### Entrance Porch

uPVC double glazed windows to front and either side. Tiled flooring. Obscure uPVC double glazed door leading to:

### Living / Dining Room 16'11" (5.16m) Max x 16'5" (5m) Max

An L shaped room. uPVC double glazed window to front and side return gaining views of the communal gardens. Modern fitted Night storage radiator. Smoke alarm. Door leading to inner hallway and arch leading to:

### Kitchen 8'9" (2.67m) x 4'7" (1.4m)

Good range of cupboard and drawer storage units with roll edged work surfaces and tiled splashback`s. Stainless steel single sink and drainer unit with mixer tap. Built in 2 ring electric hob with eye level electric oven to side. Space and plumbing for washing machine / space under worktop for fridge etc.

### Inner Hallway

Smoke alarm. Large walk in storage cupboard that also has the electric trip switch fuse box, fitted hanging rail and shelving. Airing cupboard housing the hot water tank with slatted shelving. Access to loft storage space. Doors leading to:

### Bedroom 1 11'4" (3.45m) Into Recess x 9'9" (2.97m)

uPVC double glazed window to rear. Built in wardrobes to one wall. Night storage radiator.

### Bedroom 2 11'4" (3.45m) x 6'5" (1.96m)

uPVC double glazed external door leading to rear with uPVC double glazed window adjacent. Wall mounted electric convector heater.









## Shower Room
White suite of corner shower cubicle with electric shower unit, fitted seat and hand grip. Low level WC and vanity wash hand basin. Fully tiled walls. Electric convector heater.

## Externally
Exmouth Court stands in attractive, well tended communal grounds comprising areas of lawn with mature planting and seating areas.

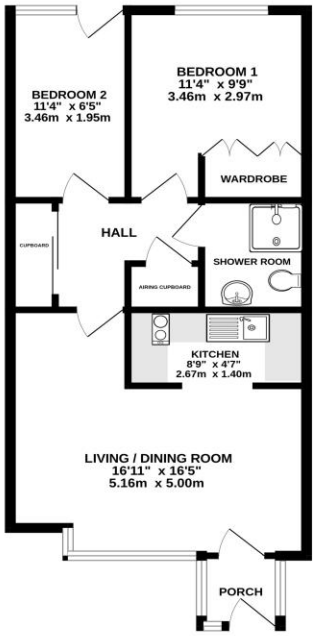
## Parking
There is ample residents / visitors parking by the entrance to Exmouth Court.

## Tenure
The property is LEASEHOLD. We understand a 99 year lease was granted in 1986. The annual Service Charge and Ground Rent is c. £3,300 per annum.

## Services
Mains Electricity, Water & Drainage are connected. Council Tax Band B

## Agents Note
These are draft particulars and are awaiting vendors verification. We understand that Knotweed was discovered in a corner of the communal gardens . This has been treated and monitored by a specialist company.

GROUND FLOOR

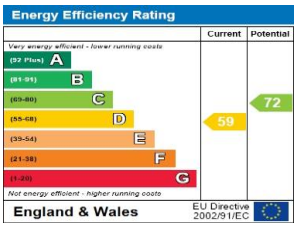


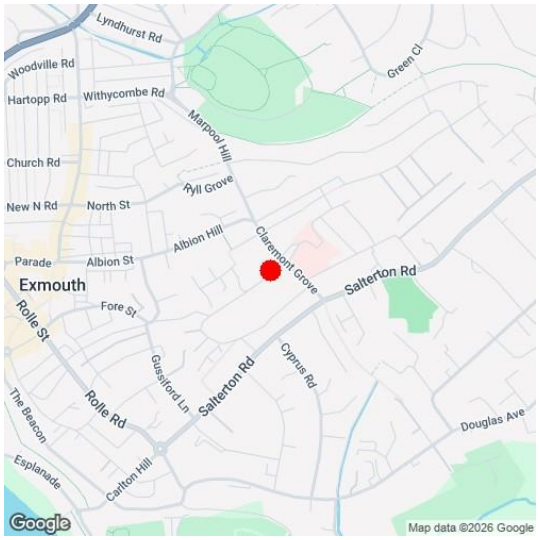

EXMOUTH COURT, EXMOUTH

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.
Made with Metropix ©2026

## Directions

From our prominent Town Centre office, proceed into Chapel Street and on into Fore Street. At the end of the road, take the second turning into Boarden Barn and into Long Causeway. Turn right into Exmouth Court where the property is signposed from the car park.




Viewing Strictly By Appointment Only - Contact The Links Team Via:
TEL: 01395 222350 Email:exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guidline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.