



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	71	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

10 Little Bicton Court, Little Bicton
Place, Exmouth, EX8 2SS

GUIDE PRICE £99,950
TENURE Leasehold



**A Spacious First Floor Retirement Flat With Separate Good Size Kitchen,
Located Close To The Heart Of Exmouth Town Centre Forming Part Of A
Popular Retirement Development**

Good Size Bay Window Lounge/Dining Room * Double Bedroom With Built-In
Wardrobe * Shower Room/Wc * Laundry Room * On-Call House Manager
Coupled With Careline Support * For Sale With No Ongoing Chain

10 Little Bicton Court, Little Bicton Place, Exmouth, EX8 2SS

THE ACCOMMODATION COMPRISES: Communal entrance with door security system, stairs and lift to all floors. This apartment is found on the first floor to the front of the development with private front door giving access to:

RECEPTION HALL: Door intercom with emergency careline cord, part glazed door to:

LOUNGE/DINING ROOM: 4.88m x 3.05m (16'0" x 10'0") maximum measurement to double glazed bay window overlooking the front aspect. TV point, wall lighting, emergency careline cord, night storage heater.

KITCHEN: 4.27m x 2.84m (14'0" x 9'4") Separate kitchen accessed from the reception hall with double glazed window to side elevation. Comprising range of wood-effect worktops, cupboards and drawer units beneath working surfaces, inset single drainer sink unit, inset four ring electric hob, built-in double oven and microwave combination oven, wall mounted cupboards, space for upright fridge/freezer, upright larder cupboard, fully tiled walls, emergency carline cord.

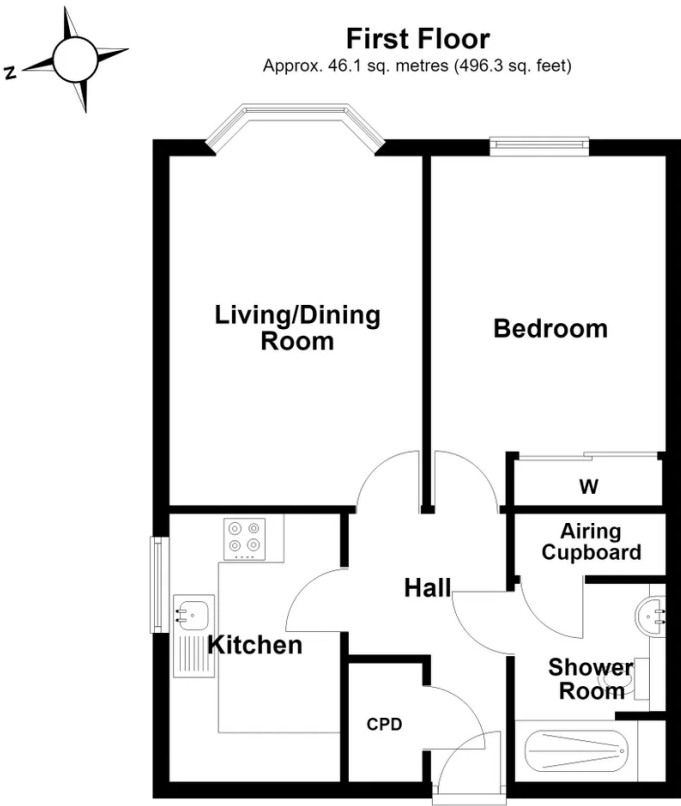
BEDROOM: 4.27m x 2.84m (14'0" x 9'4") Double glazed window to front aspect, good size bedroom with built-in floor to ceiling double wardrobe, night storage heater, emergency careline cord.

SHOWER ROOM/WC: Double width shower cubicle with sliding splash screen doors, vanity wash hand basin, WC with dual push button flush, fully tiled walls, extractor fan, fitted mirror, good size airing cupboard with slatted shelving and water cylinder, chrome heated towel rail, emergency careline cord.

COMMUNAL FACILITIES: There is a pleasant enclosed area of communal garden comprising of lawn and attractive mature flower and shrub beds. Secure parking area with allocated parking spaces subject to availability. Residents have use of communal lounge and laundry room. The house manager is on site, days approximately between 9am and 2pm.

TENURE: Service Charge: Half yearly - £1,969.78. We understand the property is held on a 125 year lease with approximately 90 years remaining. The condition of purchase is that residents must be over the age of 60 years.

FLOOR PLAN:



Total area: approx. 46.1 sq. metres (496.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epcolutions.co.uk
Plan produced using PlanUp.

10 Little Bicton Court, EXMOUTH