



RICHARD BOUD

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BESPOKE ESTATE AGENT



Exmouth Court, Long Causeway, Exmouth, EX8

Exmouth

Guide Price

£110,000



**Bedrooms:** 1

**Bathrooms:** 1

A delightful ground-floor one-bedroom apartment in the sought-after Exmouth Court retirement development, ideal for independent living. The property, which is presented in good decorative order, boasts a bright, airy bay-windowed sitting/dining room with a pleasant southerly aspect, a practical fitted kitchen, a double bedroom with built-in wardrobes, and a modern shower room/WC, offering a comfortable, convenient layout. There are also two additional large storage cupboards, uPVC double-glazed windows and electric heating.

Set within well-maintained communal gardens, the development also provides a residents' lounge, laundry facilities, a guest suite, and off-road parking.

Perfectly positioned within easy reach of Exmouth town centre, local amenities (approximately half a mile), and the seafront, this apartment combines ease of living with a relaxed, coastal lifestyle. Exmouth Court is managed by a dedicated on-site manager, with additional services such as chiropody and facilities available for an extra cost. A 24-hour emergency call-out system ensures continuous peace of mind.

Exmouth Court is located within the grounds of Exmouth House Care Home, providing a supportive setting for residents. It offers an excellent opportunity for individuals seeking a low-maintenance home in a friendly retirement community. No onward chain.  
**Please quote reference RB0167**

#### **SUMMARY OF ACCOMMODATION:**

##### **Ground Floor Entrance**

**Sitting/Dining Room:** 4.0m (13'1") x 3.5m (11'6") excl. bay

**Kitchen:** 2.7m (8'10") x 1.4m (4'7")

**Bedroom:** 4.7m (15'5") x 2.8m (9'2")

##### **Shower Room/WC**

**Outside:** Communal landscaped gardens and off-road parking. At the front of this apartment is a small south-facing patio.

#### **NOTES:**

**Tenure:** Leasehold: 99-year lease from 28/11/84 - 57 years remaining (Option to extend the lease - see below). Ground Rent: £10 per year.

**Management charges:** Service charge £2,947 per annum.

**Council Tax Band:** B (East Devon District Council).

**EPC Rating:** D

**Services:** Mains electric, water & drainage. Superfast fibre broadband is available.

**Lease extension:** Option to extend the lease for an additional 90 years; the cost to the buyer is £15,000.








*All rooms have been measured with an electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Richard Boud Estate Agent for themselves and the vendors or lessors produce these details in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge when going to press. We are required by law to conduct Anti-Money Laundering checks on all parties involved in the sale or purchase of a property. In line with HMRC's guidance, we take this responsibility seriously to ensure the accuracy and continuous monitoring of these checks. Our partner, Move Butler, will conduct the initial checks on our behalf. They will contact you, and where possible, a biometric check will be sent to you electronically only once your offer has been accepted. As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data collection, manual checking, and monitoring. You will need to pay this amount directly to Move Butler and complete all Anti-money Laundering checks before your offer can be formally accepted. You must also provide evidence of how you intend to finance your purchase before formally accepting any offer.*



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		<div>67</div>	<div>76</div>
(92 plus) A			
(81-91) B			
(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	

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