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ESTATE AGENTS

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**Guide Price £179,950**

**35 Exmouth Court, Long Causeway, Exmouth, EX8 1TB**



- Second Floor Retirement Flat With Lift Access • Impressive River Exe And Haldon Hill Views
- 2 Double Bedrooms • Well Proportioned Bay Fronted Lounge/Dining Room • Modern Kitchen With Integrated Oven, Hob, Fridge And Freezer • Bathroom/WC • Excellent Communal facilities And Well Tended Communal Grounds • Residents 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. Flat 35 is situated on the second floor of the newer building within the development and has a minimum age restriction of 55 + years.

## Accommodation

### Ground Floor

Communal entrance with secure entry system to:

### Communal Hallway

Stairs and lift to all floors.

### Second Floor

Private entrance door to:

### Lobby

Built-in storage cupboard. Inner door to:

### Hallway

Remote entry system. Electric storage heater. 2 built-in storage cupboards. Built-in airing cupboard. Doors to:

### Lounge/Dining Room 18'0" (5.49m) Into Bay x 13'0" (3.96m)

Double glazed square bay window to the front. Impressive River Exe Estuary and Haldon Hill views. TV aerial point. Telephone point. Electric storage heater. Emergency call system. Twin glazed doors:

### Kitchen 9'10" (3m) x 6'2" (1.88m)

Double glazed window to the side. Units comprising one and a half bowl sink unit. Range of base cupboard and drawer units. Eye level units. Lighting below. Work top surfaces with tiled splash back. Integrated electric oven, fridge and freezer. Inset 4 ring electric hob. Concealed cooker hood over. Plumbing for dishwasher.

### Bedroom 1 15'6" (4.72m) x 9'9" (2.97m)

Double glazed window to the front. Impressive River Exe Estuary and Haldon Hill views. Built-in wardrobe and storage cupboard. Wall-mounted electric heater. Telephone point. Emergency call system.

### Bedroom 2 11'6" (3.51m) x 9'0" (2.74m)

Double glazed window to the front. River Exe Estuary and Haldon Hill views. Wall-mounted electric heater. Emergency call system.



### Shower room/WC

Shower with glazed shower screen. Built-in thermostatic shower. Laminate splash back. Wash hand basin with cupboards below. Wall-mounted mirror. Shaver/light point. WC with concealed cistern. Extractor Fan. Heated towel rail. Dimplex electric heater. Wall and floor tiling.

### Externally

Exmouth Court stands in attractive, well tended communal ground comprising areas of lawn with mature planting and seating areas. Residents parking area.

### Tenure

The property is LEASEHOLD. We understand there is 103 years left on the lease and ground rent is £200 per year, payable twice a year at £100. Service charge TBC.

### Services

Mains Water, Electric and Drainage are connected. Council Tax Band C. The property is on a water meter.

### Mortgage Assistance

We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

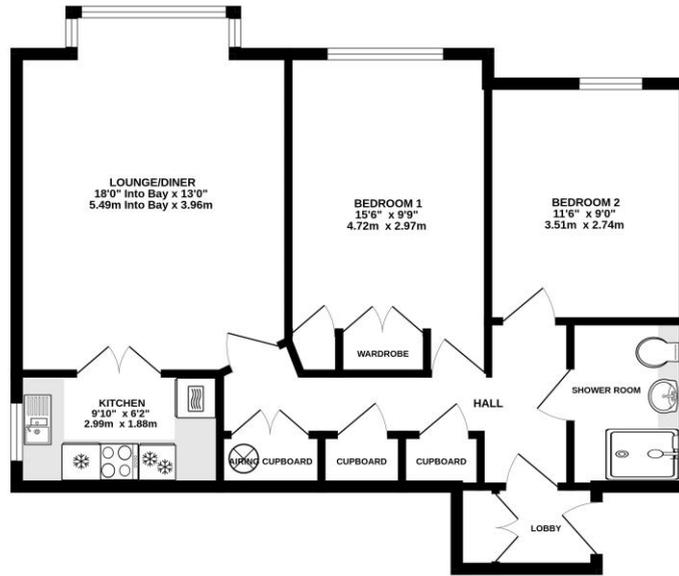
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### Agents Note

Please note these are draft particulars and are awaiting vendors verification. This property has a minimum age of residency requirement of 55+ years.



SECOND FLOOR



EXMOUTH COURT

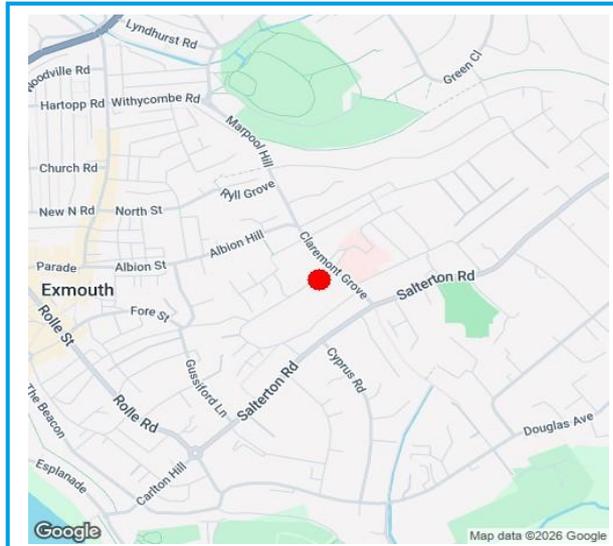
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for the any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency may be given. Made with MapInfo ©2020

**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 signposted from the car park.

Energy Efficiency Rating	
Current	Potential
<small>Most energy efficient - lower running costs</small>	
<small>(92-101) A</small>	
<small>(81-91) B</small>	
<small>(69-80) C</small>	
<small>(55-68) D</small>	
<small>(39-54) E</small>	
<small>(21-38) F</small>	
<small>(1-20) G</small>	
<small>Not energy efficient - higher running costs</small>	
77	82

England & Wales EU Directive 2002/91/EC



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