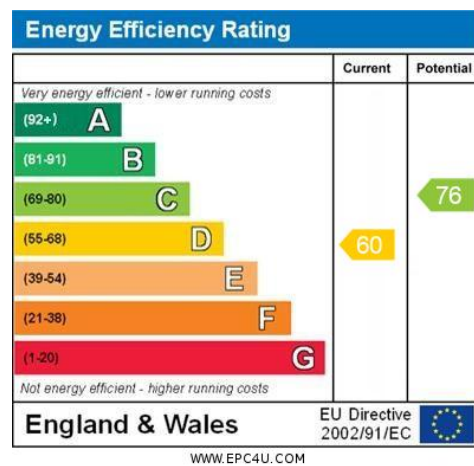




Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys 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.

40 Hometor House, Exeter Road,
Exmouth, EX8 1UA

GUIDE PRICE

£75,000

TENURE Leasehold



**A Centrally Located Retirement Apartment Located In A Popular
Development With Excellent Communal Facilities, Offered For Sale With
No Ongoing Chain**

Sitting Room With Large Double Square Bay Window * Double Bedroom
With Built-In Wardrobe * Fitted Kitchen * Shower Room/Wc * Double Glazed
Windows * Windows * House Manager * Residents Lounge & Laundry Room

40 Hometor House, Exeter Road, Exmouth, EX8 1US

Hometor House was constructed by McCarthy & Stone (Developments) Ltd. The development comprises of 44 properties arranged over 3 floors each served by a lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

THE ACCOMMODATION COMPRISES: Communal entrance, door security system, lift and stairs to all floors, this apartment is found on the second floor approached by a private front door to:

RECEPTION HALL: Door intercom, emergency careline cord, walk-in linen cupboard – also housing electric meter and electric consumer units and water tank.

SITTING ROOM: 5.13m x 3.2m (16'10" x 10'6") plus large double glazed tilt and turn window, including a seating area providing a bright pleasant outlook, TV point, wall lighting, archway to:

KITCHEN: 2.21m x 1.63m (7'3" x 5'4") Fitted with gloss finish worktops with tiled surrounds, cupboards, appliance space beneath worktops, four ring electric hob with electric oven below, wall mounted cupboards.

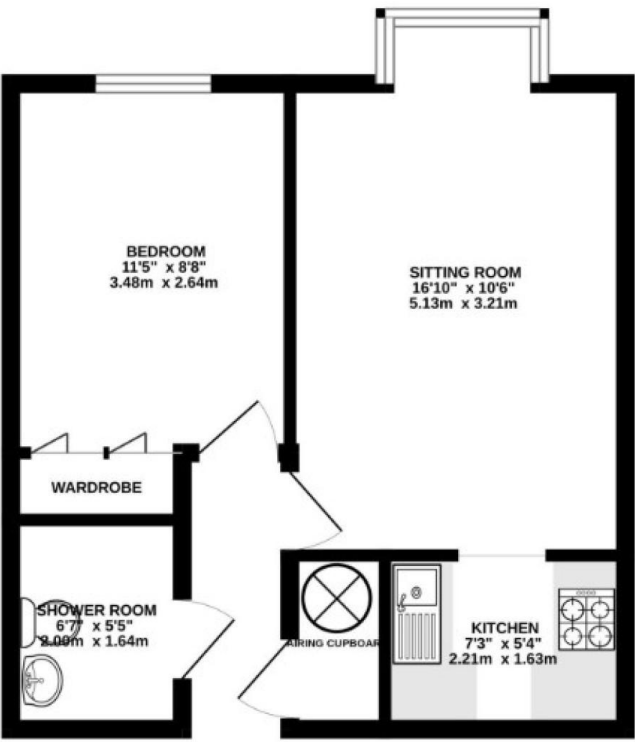
BEDROOM: 3.51m x 2.64m (11'5" x 8'8") Double glazed tilt and turn window enjoying an open aspect, built-in wardrobe with clothes rail and shelving, TV point.

SHOWER ROOM/WC: 2.01m x 1.63m (6'7" x 5'4") Large walk-in shower enclosure with electric shower, WC, wash hand basin with cupboards under, wall mounted electric heater, mirror fronted medicine cabinet.

COMMUNAL FACILITIES: Includes gardens; residents lounge; laundry room and parking area subject to availability.

TENURE: Held on a 99 year lease from September 1985 with approximately 61 years remaining. The service charge is £3,072 per annum and the ground rent is tbc.

FLOOR PLAN:



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 misstatement. 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 Metreplex 12/2014

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.