

01395 222350

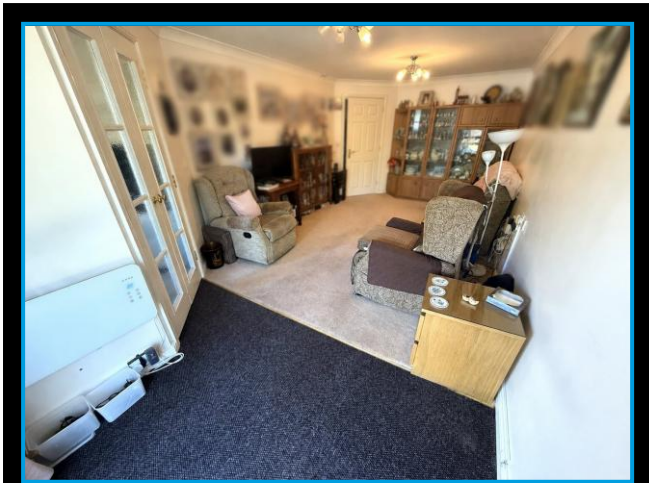
LINKS
ESTATE AGENTS

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Guide Price £139,950
14 Bronte Court, Exmouth, EX8 2DW



- Purpose Built Retirement Apartment • Ground Floor, Handy For Communal facilities
- Double Glazing & Electric Heating • Living / Dining Room With Access To Patio • Kitchen With Window & Appliances • 1 Double Bedroom With Wardrobes • Modern Fitted Wet Room
- NO ONWARD CHAIN



Accommodation

Ground Floor

Main communal security entrance door leading into the ground floor giving access to the main residents lounge and other facilities. Private entrance door with spy hole leading to the apartment:

Entrance Hall

Useful large walk-in storage cupboard with fitted shelving and wall mounted hot water tank and light connected. Further useful storage cupboard which also has the electric meter and trip switch fuse box. Smoke alarm. Doors leading to bedroom, shower room and:

Living / Dining Room 21'0" (6.4m) x 10'7" (3.23m)

uPVC double glazed French door to rear leading to rear patio and the residents parking area. Wall mounted slimline electric convector heater. Coved ceiling. Double doors leading to:

Kitchen 8'4" (2.54m) x 7'6" (2.29m)

uPVC double glazed window to rear. Good range of cupboard and drawer storage units with roll edged work surfaces and tiled splashback's. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built-in 4 ring electric hob with filter hood above and eye level electric oven to side. Wall mounted electric heater. The fridge and freezer in situ are included in the sale.

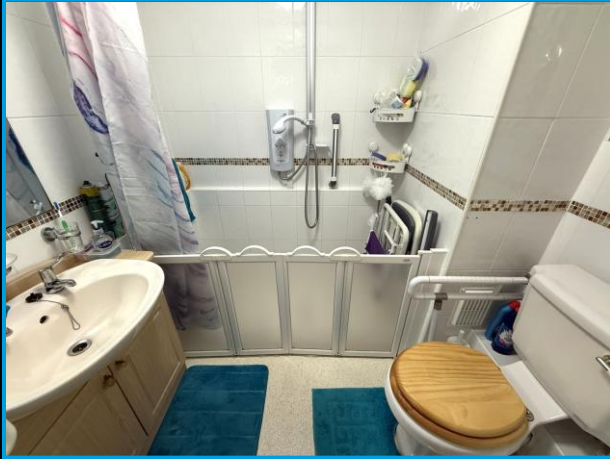
Bedroom 17'3" (5.26m) x 9'4" (2.84m)

uPVC double glazed window to rear. Built in double wardrobe. The two single wardrobes with cupboard units in between are included in the sale. Wall mounted slimline electric convector heater.

Wet Room

Wall mounted electric shower with fitted seat and low splash screen, low level WC and vanity wash hand basin. Heated towel rail. Fully tiled walls. Wall mounted electric heater. Shaver light and socket.





Communal Facilities

Bronte Court has a large communal residents lounge with various sofas and seats, fireplace and access to a small kitchen area with tea and coffee making facilities.

There is a large and immaculately kept laundry room that has washing machines, tumble dryers, utility sink and ironing facilities. Large refuse/recycling facilities.

House manager on site. At all times, residents have direct access to an emergency care line.

All residents have access to the well kept gardens that surround the apartments with various seating areas and attractive shrub beds. Visitors and family members do have the option of staying in the guest suite overnight, if it is available, and this can be booked via the house manager.

Tenure

The property is LEASEHOLD and we understand the property is held on a 125 year lease from 2007. The current combined Service Charge and Ground Rent is approx. £4,300 per annum.

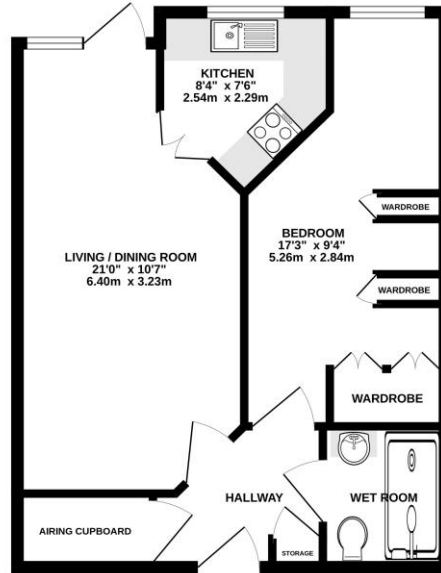
Services

Mains Water, Drainage & Electric are connected. Council Tax Band B

Agents Note

Please note these are draft particulars and are awaiting verification. There is a minimum age restriction of 60 for residency.

GROUND FLOOR



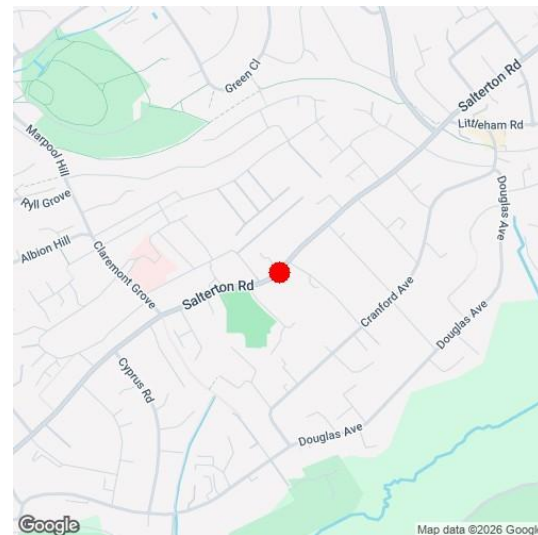
BRONTE COURT, EXMOUTH

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 condition or efficiency can be given. Sales only - 14/09/2024

Directions

From our prominent town centre office proceed up Rolle Road to the roundabout and turn left onto Salterton Road. Continue through the set of traffic lights and Bronte Court can be found further up on the left hand side.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs	
77	81
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



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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.