



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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	46	70
EU Directive 2002/91/EC		

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6 Pentgrove Court, 4 Stevenstone Road, Exmouth, EX8 2EP

GUIDE PRICE
£215,000
TENURE Leasehold



A Purpose Built Ground Floor Apartment Located In A Favoured Development In A Sought After Area With Attractive Communal Gardens, Garage And Parking

Reception Hall * Lounge/Dining Room * Kitchen/Breakfast Room
Two Double Bedrooms * Bathroom/Wc * Ideal Retirement Apartment
No Onward Chain

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THE ACCOMMODATION COMPRISES: Communal entrance giving access to communal hallway. Private front fire door:

RECEPTION HALL: With coved ceiling; electric radiator; good size cupboard with shelving and housing the electric meters; further adjoining cupboard with shelving; cupboard housing the water cylinder with fitted immersion; doors giving access to all rooms.

LOUNGE/DINING ROOM: 16' 1" x 11' 11" (4.9m x 3.63m) Double glazed windows overlooking the communal gardens to the rear of the development; television point; coved ceiling; telephone point; electric radiator with display shelf over.

KITCHEN/BREAKFAST ROOM: 11' 11" x 9' 10" (3.63m x 3m) Comprising of a range of patterned working surfaces; range of base cupboards, drawer units, space and plumbing for washing machine and dishwasher beneath work surfaces; four ring electric halogen hob with built-in oven below and extractor hood over; integrated fridge and freezer; range of wall units at eye-level with concealed lighting beneath; patterned tiled surrounds; electric radiator; coved ceiling; double glazed window overlooking the communal gardens to the front of the development.

BEDROOM ONE: 15' 10" (4.83m) narrowing to 11'0" (3.35m) x 12' 0" (3.66m) Double glazed window overlooking the communal gardens to the rear of the development; electric radiator; coved ceiling; two sets of built-in double wardrobes with clothes rail and shelving.

BEDROOM TWO: 12' 0" x 9' 11" (3.66m x 3.02m) Double glazed window with outlook over the communal gardens to the front of the development. Currently used as a dining room with light dimmer switch; coved ceiling; serving hatch through to the kitchen; electric radiator.

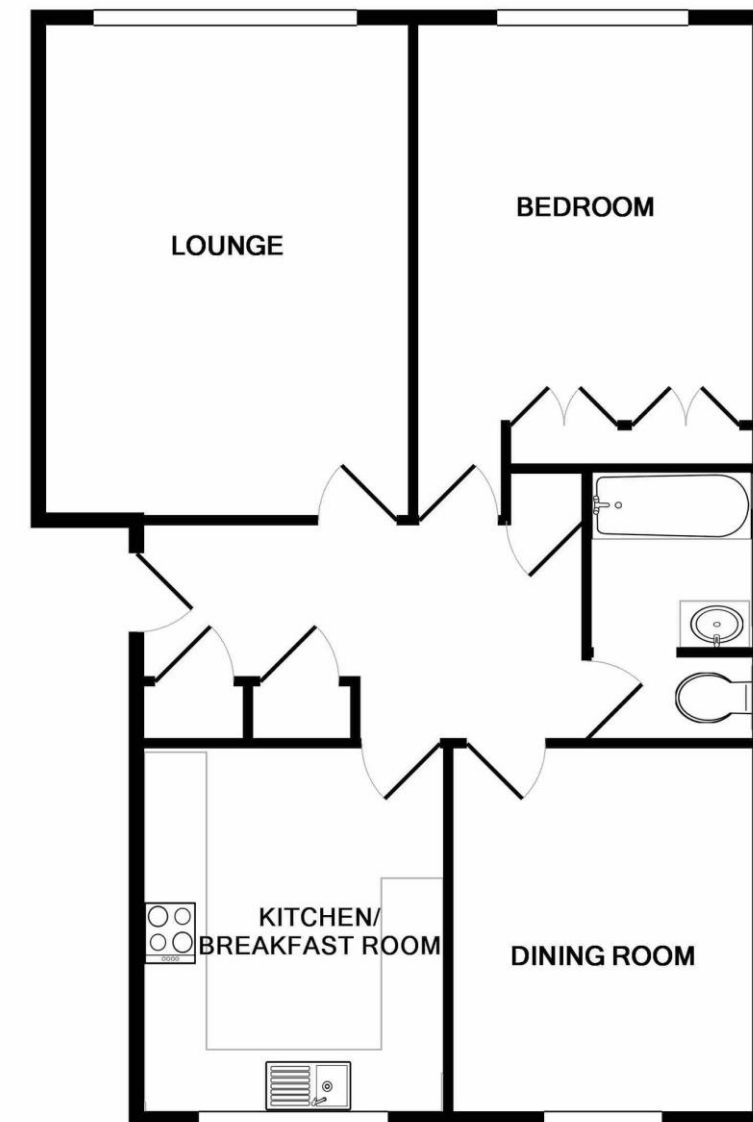
BATHROOM / WC: 2.74m x 1.7m (9'0" x 5'7") Comprising of a bath with hand grips and Mira shower unit over, shower curtain and rail; vanity style wash hand basin set in display surface with cupboards below; patterned tiling to splash prone areas; extractor fan; coved ceiling; wall mounted electric heater; double glazed window with patterned glass. Ceiling archway to WC with matching patterned tiled and further double glazed window with patterned glass.

OUTSIDE: Pentgrove Court is set in well tended and generously sized level communal gardens enjoying an array of colour and seating areas with a communal drying area and bin store. A driveway leads through to the rear of the building where there is visitors parking and a block of GARAGES of which apartment 6 benefits from a single garage (numbered 5) with up and over door.

TENURE AND OUTGOINGS: The property is leasehold held on a 999 year lease from October 2020. We understand that the apartment enjoys the benefit of 1/8th share of the freehold and pays £110 per month service charge.

AGENTS NOTE: The development has an age restriction of 50 years and over.

FLOOR PLAN:



TOTAL APPROX. FLOOR AREA 744 SQ.FT. (69.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 operability or efficiency can be given
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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.