

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.

9 Chester Court, Manchester Road,
Exmouth, EX8 1DE

GUIDE PRICE

£85,000

TENURE Leasehold



**A Well Presented First Floor Flat Located In The Heart Of Exmouth Town
Centre For The Over 55's.**

Lounge/Dining Room * Kitchen * Double Bedroom * Shower Room/WC * Shower
Room/WC * Excellent Communal Facilities * NO ONWARD CHAIN

9 Chester Court, Exmouth, EX8 1DE

Chester Court is located in the heart of Exmouth town centre and benefits from excellent communal facilities including residents lounge, laundry facility and guest suite. There is a part time house manager plus 24 hour emergency care line support. Residents must be 55 years or older.

THE ACCOMMODATION COMPRISES:

Communal entrance with door intercom system with stairs and lift to first floor; private front door to:

RECEPTION HALL:

With door intercom; emergency careline cord; shelved storage cupboard housing electric consumer unit; coats cupboard.

LOUNGE/DINING ROOM: 4.39m x 3.38m (14'5" x 11'1")

Attractive bright room with two feature Upvc double glazed arched windows; television point; emergency careline cord; fitted shelved cupboard; decorative arch opening to:

KITCHEN: 2.44m x 1.52m (8'0" x 5'0")

Fitted with worktops within inset single drainer sink unit with tiled surrounds and cupboards and drawer units beneath; wall mounted cupboards; space for fridge/freezer; electric cooker point with extract hood over; shelved larder style cupboard; emergency careline cord.

BEDROOM: 3.33m x 2.62m (10'11" x 8'7")

With Upvc double glazed arch window; modern electric wall heater; built in wardrobes; further cupboard housing water cylinder.

SHOWER ROOM/WC: 1.8m x 1.7m (5'11" x 5'7")

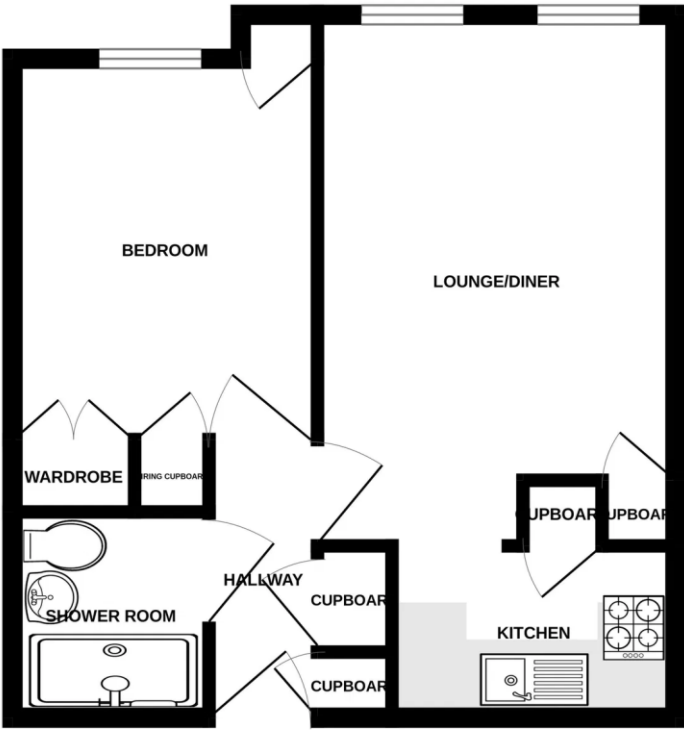
A modern suite comprising of an ease of access shower area with fitted seat and low level shower screens with shower curtain and rail and Mira shower unit; wash hand basin set in display surface with cupboards; WC with concealed cistern with push button flush beneath; tiling to splash prone areas; heated towel rail; emergency careline cord.

TENURE AND OUTGOINGS:

The lease term is 200 years from 24th June 1988. The service charge is to be confirmed.

FLOOR PLAN:

FIRST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 384 sq.ft. (35.7 sq.m.) approx.
While 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 operability or efficiency can be given.
Made with Metropix ©2025