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Flat 23 Orcombe Court, Littleham Road, Exmouth, EX8 2ET

GUIDE PRICE
£80,000
TENURE Leasehold



A Well Presented First Floor Apartment Located In A Favoured Retirement Development Conveniently Situated Close To Bus Routes And Shopping Parade.

Newly Fitted Carpets * Good Size Lounge/Dining Room * Kitchen * Spacious Bedroom With built-In Wardrobes * Shower Room/WC * Excellent Communal Facilities Including Residents Lounge, Laundry Room And House Manager * Parking Spaces Subject to Availability * Double Glazed Windows *

NO ONGOING CHAIN

Flat 23 Orcombe Court, Littleham Road, Exmouth, EX8 2ET

Orcombe Court was constructed by McCarthy & Stone (Developments) Limited and comprises of 57 apartments in 3 separate blocks connected by a single storey walk-way, each served by a lift. The development manager can be contacted from various points within the development and also has an office. For period when the manager is off duty there is a 24 hour emergency Appello call system. It is a condition of the purchase the residents be over the age of 55 years.

THE ACCOMMODATION COMPRISES:

The property is located on the first floor close to the stairs and lift ; entrance is via a private front door to:

RECEPTION HALL:

With door intercom system; emergency careline cord; walk in airing /storage cupboard with light housing the electric consumer unit.

LOUNGE/DINING ROOM: 6.88m x 3.25m (22'7" x 10'8")

narrowing to 6' 8" A good size room with double glazed window; night storage heater; fire surround housing living flame effect electric fire; television point; telephone point; wall lighting; glazed panelled double doors to:

KITCHEN: 2.31m x 2.24m (7'7" x 7'4")

With patterned gloss finish work tops with cupboards and drawer units; space for fridge; further appliance units beneath; extended to provide a small breakfast bar area; tiled surrounds; four ring electric hob with extractor hood over; wall mounted cupboards incorporating one glass fronted display unit; built in oven with cupboard below and space for microwave over; emergency careline cord; double glazed window.

BEDROOM: 5.69m x 2.79m (18'8" maximum x 9'2")

narrowing at one end to 5' 2" A spacious bedroom with double glazed window; night storage heater; emergency careline cord; wall lighting; telephone point; television point; built in mirror fronted wardrobes.

SHOWER ROOM/WC: 2.06m x 1.68m (6'9" x 5'6")

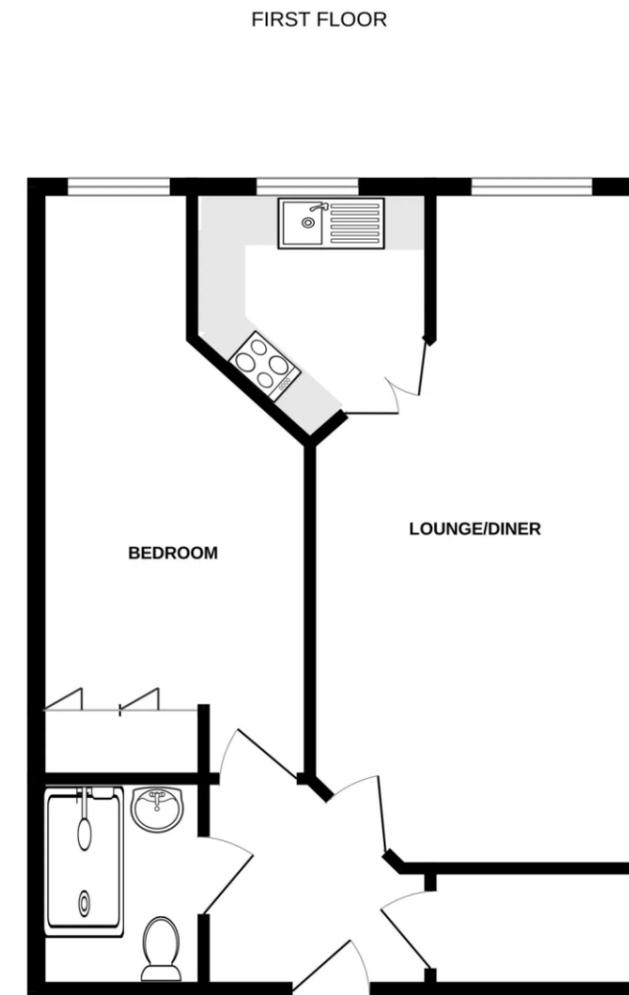
Fitted with a good size shower cubicle with seat; Mira shower unit and sliding shower splash screen doors; vanity wash hand basin with fitted mirror and light over; shaver socket; WC with push button flush; heated towel rail; fully tiled walls; extractor fan.

OUTSIDE:

The property is approached by a brick columned entrance giving access to a sweeping tarmac drive which leads to visitors parking to the rear of the building. Parking for residents is available subject to availability. There are various areas of communal gardens comprising lawns and well tended flowerbeds and borders.

TENURE & OUTGOINGS: The property is held on a 125 year lease from 1996. Service charge we understand is £1571.00 paid every six months. Ground rent is £260.00 paid every six months.

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 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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