



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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Flat 22 Orcombe Court, Littleham Road, Exmouth, EX8 2ET

GUIDE PRICE
£75,000
TENURE Leasehold



A Bright First Floor Retirement Flat Located In A Popular Development Close To Amenities

Lounge/Dining Room • Kitchen • Double Bedroom • Shower Room/WC
Double Glazed Windows • Excellent Communal Facilities • House Manager
No Onward Chain

Flat 22 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. This apartment is located on the **FIRST FLOOR**.

THE ACCOMMODATION COMPRISES: Own private front door to:

RECEPTION HALL: Good size storage/airing cupboard with water cylinder, slatted shelving, light and electric meters, light and coat rack, door intercom with emergency care-line cord.

LOUNGE/DINING ROOM: 6.05m x 3.25m (19'10" x 10'8") maximum. A bright dual aspect room with two sets of double glazed windows, modern electric wall heater, TV point, emergency care-line cord, glazed panelled doors to:

KITCHEN: 2.31m x 2.13m (7'7" x 7'0") maximum. Fitted with worktops with cupboards, drawer units and appliance space beneath, inset single drainer sink unit, electric hob with extractor hood over, built-in oven with cupboards above and below, wall mounted cupboards, tiled surrounds, space for upright fridge/freezer, electric wall heater, emergency care-line cord, double glazed window.

BEDROOM: 4.8m x 2.79m (15'9" x 9'2") maximum. A bright double bedroom with double glazed window, electric wall heater, wardrobe recess with clothes rail and shelf, telephone point, emergency care-line cord.

SHOWER ROOM/WC: 2.08m x 1.7m (6'10" x 5'7") Re-fitted with ease of access shower area with splashback walls, shower unit, shower screens and curtain, vanity wash hand basin, WC with push button flush, electric heated towel rail, fully tiled walls, electric wall heater, fitted mirror with light over and mirror fronted medicine cabinet.

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 AND OUTGOINGS: Leasehold: Held on a 125 year lease from 01.08.1996. Service Charge: £1,569.28 half yearly. Ground Rent: £260 half yearly.

FLOOR PLAN:

