

EPC: B

Littleham Road, Exmouth, Devon

Guide Price: £75,000

fulfords
ESTABLISHED 1863










5





1 Bedroom Retirement Apartment – Orcombe Court, Exmouth

Situated within the ever popular Orcombe Court, this well presented first floor one bedroom retirement apartment offers comfortable, secure living in a friendly and welcoming over 55s community, ideally positioned close to local amenities.

The apartment is light and airy throughout, with a thoughtfully arranged layout that makes the most of the available space. The living accommodation is bright and inviting, creating a pleasant environment for both everyday living and entertaining. The property has been well maintained and is ready to move into.

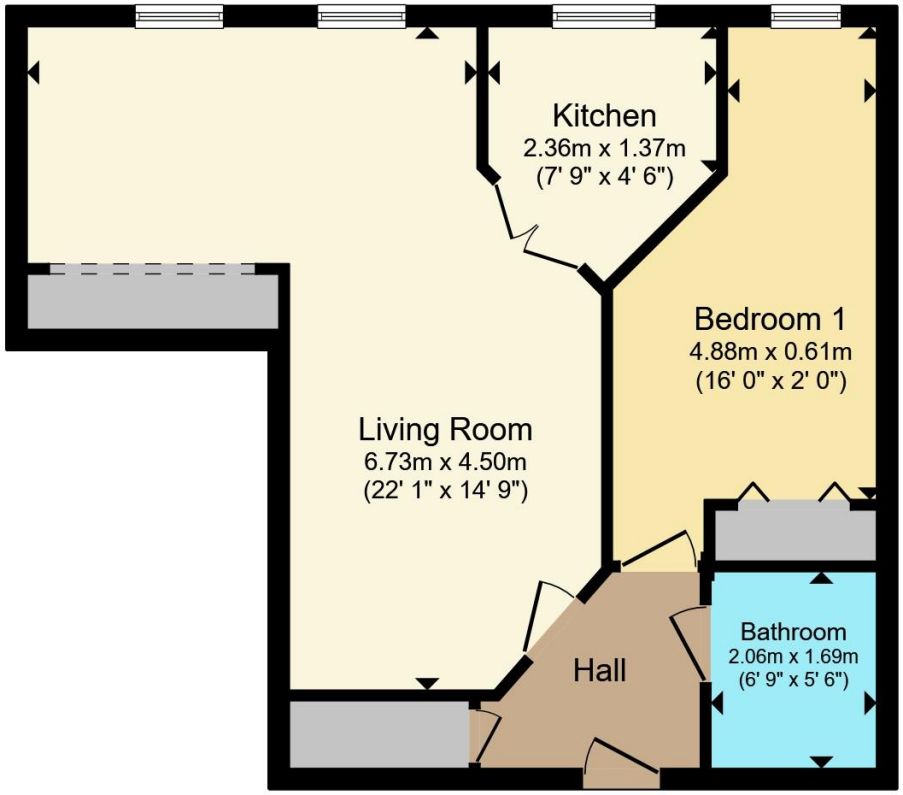
Residents at Orcombe Court benefit from a strong sense of community, beautifully kept communal gardens, and communal off street parking, providing convenience and peace of mind.

Location
Orcombe Court enjoys a highly convenient position within Exmouth. A range of local shops, post office, launderette, supermarket, and regular bus routes are all within easy reach, making day to day tasks straightforward and accessible. Exmouth town centre offers a wider selection of amenities, cafés, and services, while the nearby seafront, parks, and coastal walks provide excellent opportunities for leisure and relaxation. Excellent transport links connect Exmouth to Exeter and the surrounding villages.

Key Information

Retirement apartment – buyers must be aged 55 or over
First floor position
Communal parking and communal garden areas
Council Tax Band: C
Lease length: 125 years from December 1996
Ground rent: £300 per annum (next review January 2027)
Annual service charge: £3,400 (next review January 2027) -Includes buildings insurance
Management company: First Port

This property represents an excellent opportunity to secure a well located retirement apartment within a supportive community, offered at a competitive price.



Total floor area 53.2 m² (572 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

fulfords
ESTABLISHED 1863







Viewing by appointment

T: 01395 273757
E: exmouth@fulfords.co.uk
26 Rolle Street, Exmouth, Devon, EX8 1NJ

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Fulfords is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

Code: EXM_EXM260301_R6PL_8