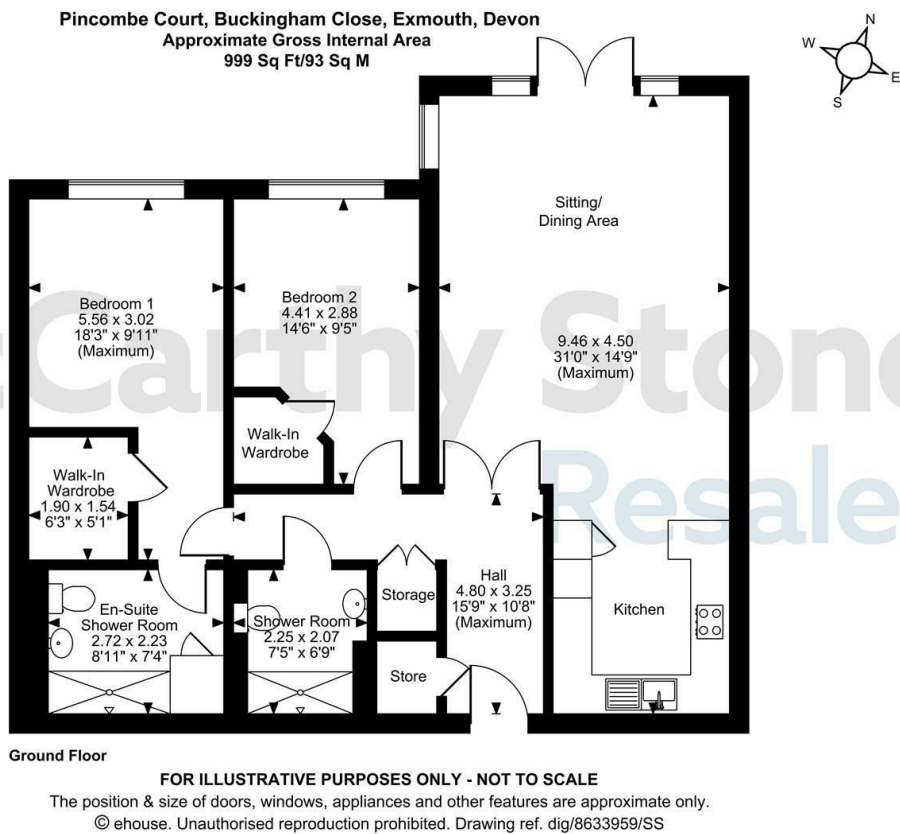


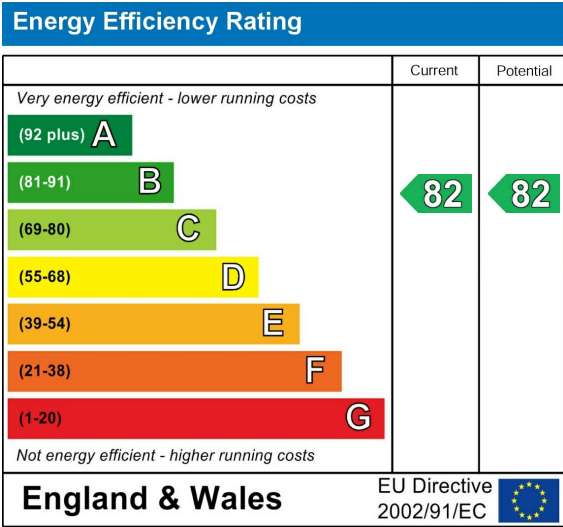
1 Pincombe Court

Buckingham Close, Exmouth, EX8 2JB

PRICE
REDUCED



Council Tax Band: D



PRICE REDUCTION

Asking price £325,000 Leasehold

Luxurious, two bedroom ground floor retirement apartment with gated parking and access on to a patio area from the living room.
Energy Efficient *Pet Friendly*

Call us on 0345 556 4104 to find out more.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Pincombe Court, Buckingham Close,

2 Bed | £325,000

Pincombe Court

Pincombe Court is a luxurious development of just 30 age-exclusive apartments for those specifically over 55 years of age thus ensuring like-minded home owners with shared interests and outlooks. The development features a large homeowners lounge where social events take place, secure camera and intercom entry system, gated private parking, and beautiful landscaped gardens.

The Local Area

Pincombe Court is located just 1.5 miles away from the Magnolia Centre and the town's main street where you'll find high street stores, independent boutiques and friendly cafes. Look out for the 'Taste of Exmouth' stickers on shop windows – not only will you be getting the freshest produce in town, but you're also supporting local businesses. There is also a Tesco supermarket 0.5 miles away from the development for everyday errands. If you'd like to get out of Exmouth, the train station is located 2 miles away and can take you into London, Leeds, Penzance and other surrounding towns.

No.1

No.1 Pincombe Court is located on the ground floor and enjoys a patio area accessed from the living room. The open plan kitchen/living room creates a bright, large open space to relax, both bedrooms are of a double size and have walk in wardrobes, and the master has an en-suite shower room. There is a further guest shower room and two useful storage cupboards.

Entrance Hall

Having a solid entrance door with spy-hole, security intercom entry system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Walk-in store cupboard with light and shelving, and housing the boiler supplying hot water and underfloor heating and the efficient Vent Axia heat exchange unit. Further utility cupboard with plumbing and electrics for washing machine and dryer.

Open Plan Living Room/Kitchen

A Contemporary-styled open-plan living space with wall-to-wall double glazing comprising of double patio doors with matching side-panels opening onto a patio area.

The kitchen is partly divided by a breakfast bar and provides a luxury range of soft cream fitted wall and base units complimented by wood-block laminated worktops with matching splashback upstands and including a one and a half bowl stainless steel inset sink unit. Comprehensive range of integrated appliances comprise; halogen four-ringed hob with glazed splashback and stainless steel chimney extractor over, single oven, matching 'Neff' Microwave positioned over the oven, concealed dishwasher and fridge & freezer.

Master Bedroom

Double bedroom with double glazed window and walk in wardrobe with plenty of hanging and shelving space.

En-Suite Shower Room

Luxury fitted shower room with a white suite comprising; Walk-in level access shower with both 'raindrop' and conventional shower heads and a glazed shower enclosure with a sliding door, back-to-the-wall WC with concealed cistern, vanity wash basin with cupboards below and worktop over with mirrored storage cupboard and shaver point above. Shelved storage cupboard, ladder radiator and tiled floor.

Bedroom Two

Double bedroom with double glazed window and walk in wardrobe with plenty of hanging and shelving space.

Shower Room

Luxury fitted shower room with a white suite comprising; Walk-in level access shower with both 'raindrop' and conventional shower heads and a glazed shower enclosure with a sliding door, back-to-the-wall WC with concealed cistern, vanity wash basin with cupboards below and worktop over with mirrored storage cupboard and shaver point above. Ladder radiator and tiled floor.

Parking

No.1 has the benefit of an owned parking space.

Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge

What your service charge pays for:

- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges

please contact your Property Consultant or House Manager.

Service Charge: £3,699.84 per annum (up to financial year end 30/06/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to support you with service charges and living costs.
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Lease

999 Years commencing 01/01/2018

Ground Rent - £495 per annum.

Ground rent review: Jan-33

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

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