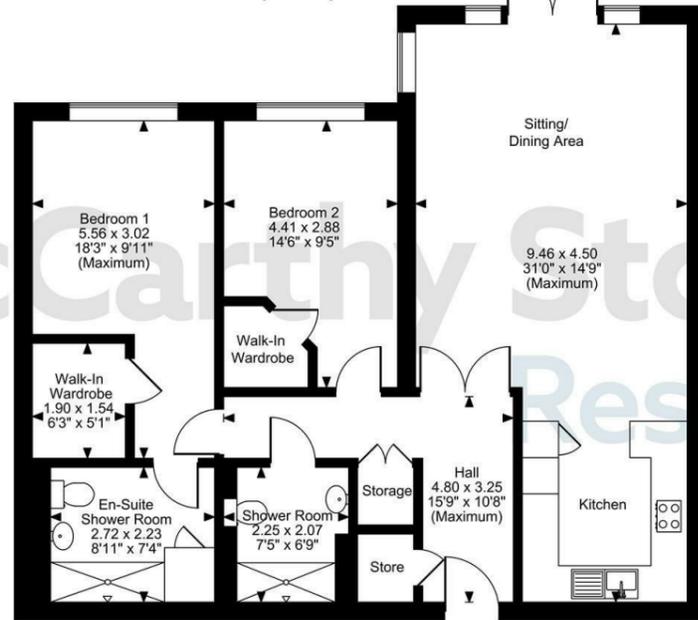
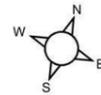


Pincombe Court, Buckingham Close, Exmouth, Devon  
Approximate Gross Internal Area  
999 Sq Ft/93 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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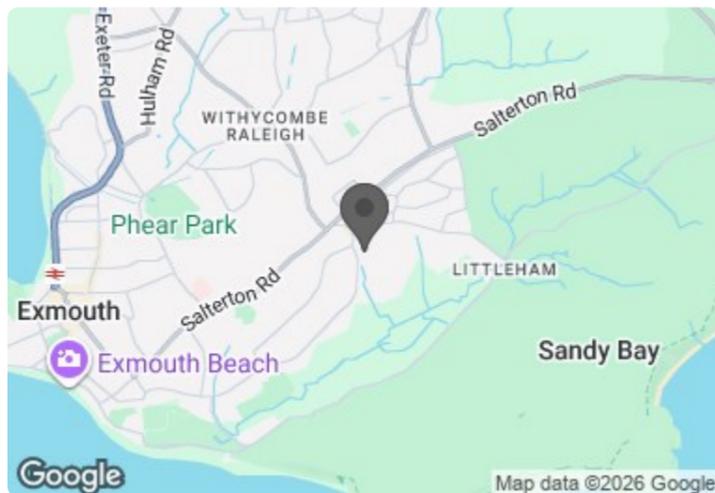
## 1 Pincombe Court

Buckingham Close, Exmouth, EX8 2JB

PRICE REDUCED



Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

PRICE REDUCTION

**Asking price £310,000 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\*

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**Call us on 0345 556 4104 to find out more.**

# Pincombe Court, Buckingham Close,

## 2 Bed | £310,000

**PRICE  
REDUCED**

### 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.

Annual Service Charge: £3,699.84 for financial year ending 30/06/2026.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

### Lease

999 Years commencing from 1st Jan 2018

Ground rent - £495 per annum.

Ground rent review: 1st Jan 2033

### 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.
- 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.

