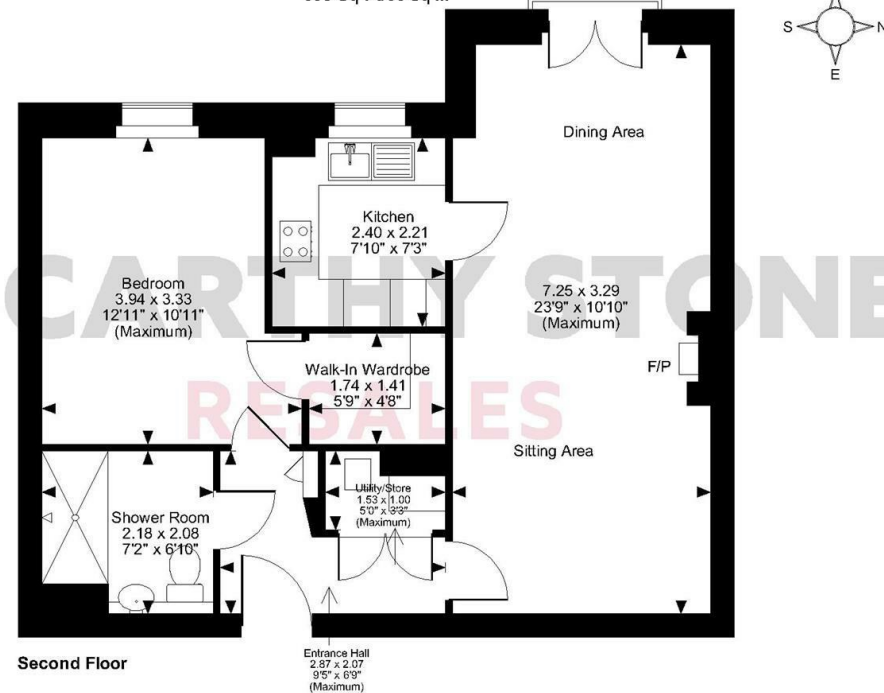


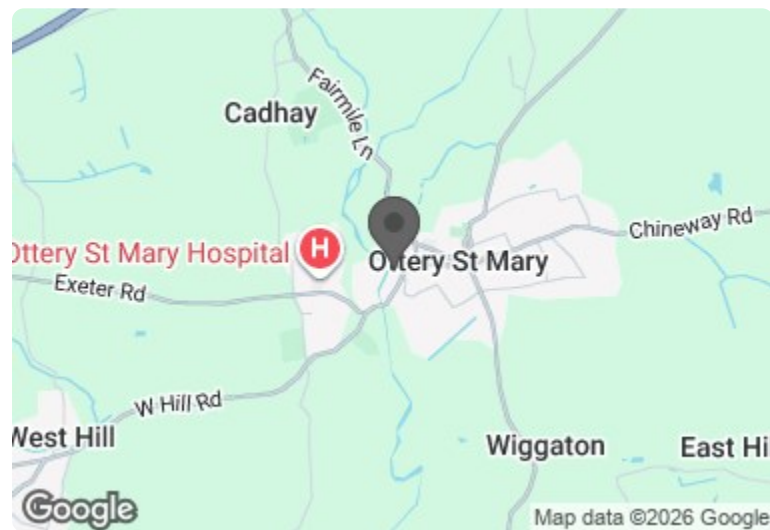
Tumbling Weir Way, Ottery St. Mary, Devon  
Approximate Gross Internal Area  
593 Sq Ft/55 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>83</b>	<b>83</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	

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## 20 Tumbling Weir Court

Tumbling Weir Way, Ottery St. Mary, EX11 1GP

PRICE REDUCED



PRICE REDUCTION

Asking price £230,000 Leasehold

Beautifully presented, second floor retirement apartment (with no apartment directly above).

The spacious living room has a Westerly facing Juliet balcony with a leafy outlook and the modern kitchen is well equipped with integrated appliances.

\*Energy Efficient\* \*Pet Friendly\*

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# Tumbling Weir Way, Ottery St. Mary

1 Bed | £230,000

PRICE  
REDUCED

## Tumbling Weir Court

Tumbling Weir Court was constructed by multi-award winning McCarthy Stone in 2019, providing independent retirement living specifically for the over 60's. Homeowners enjoy the peace-of-mind provided by the day-to-day support of our House Manager who oversees the smooth running of the development. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance.

Tumbling Weir Court benefits from superb communal facilities including a homeowners' lounge, mobility scooter store and communal patio area, there is also the excellent guest suite widely used by visiting family and friends for which a small nightly charge applies.

This is a friendly and socially active community and it's easy to make new friends and to lead a busy and fulfilled life in this stunning development. There are always plenty of regular activities and, whilst there is something for everyone, home owners 'dip in or out' of activities, as they wish.

## The Local Area

Exclusively for the over 60's, this stunning development is ideally situated in the heart of Ottery St Mary, with its local shops and amenities, along with excellent transport links to Exeter. Ottery St Mary features a range of amenities within the town, including a post office, supermarket and various eateries. There are also plenty of lovely walks on offer. Homeowners can stroll along the River Otter and discover the development's namesake, the swirling Tumbling Weir.

## No.20

This beautifully presented apartment is situated on the second floor (with no apartment directly above) with a lift located close by that serves all floors. The living room is bright and airy and has a Juliet balcony with a leafy outlook, the modern kitchen has a host of integrated appliances and the walk in utility cupboard is a very useful area that includes a washer/dryer. The double bedroom is of a good size and includes a walk in wardrobe and the modern shower room has a level access, walk in, double shower.

## Entrance Hall:

Entered via a solid Oak-veneered door with spy-hole. A security intercom system provides both a visual (via the home-owner's TV) and verbal link to the main development entrance door. A wall mounted panel provides access to a 24/7 Care Line. A useful boiler cupboard with light and shelving houses the hot water boiler, concealed heat exchange system for economic heat recover and a Bosch washer / dryer. A feature glazed panelled door leads to the living room.

## Living Room:

A generous size room with double French doors framed by a contemporary Juliet balcony with a leafy outlook. A modern fireplace with inset electric fire creates a focal point.

## Kitchen:

With a quality range of soft white, high-gloss fronted, fitted units with laminate worktops with matching upstands and incorporating an inset sink/drain unit. Integrated appliances by Bosch include; a four-ringed halogen hob with glass splash back and stainless steel chimney extractor hood over, practical waist-high oven and concealed fridge & freezer.

## Double Bedroom:

With a double glazed window. Walk-in wardrobe with auto-light, hanging rails and shelving provides excellent storage.

## Shower Room:

Modern white suite comprising; level access double shower cubicle with glazed screen, WC with soft-close seat and concealed cistern, wash-basin with lever handle tap and useful storage under and with mirror with integrated light and demister above. Heated ladder radiator, emergency pull cord, chrome ceiling spot light fitting, extensively tiled walls and ceramic tile flooring.

## Lease Information:

999 years from the 1st January 2019  
Ground Rent: £425 per annum  
Ground Rent Review Date: January 2034

## Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- 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: £3,530.78 per annum (for financial year end 31/03/2026)

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

## Additional Information & Services

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

## 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.

