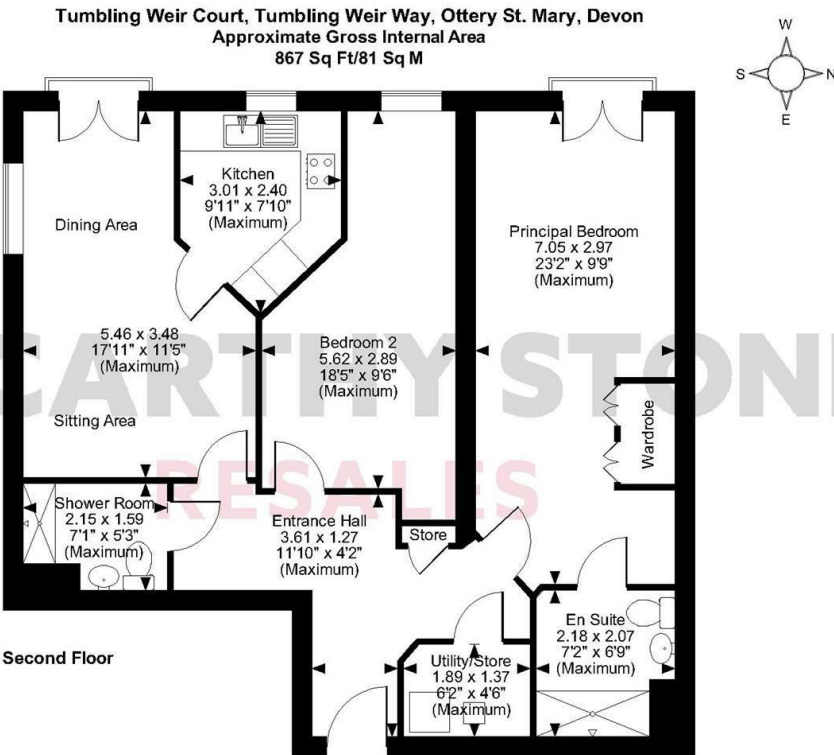


23 Tumbling Weir Court

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

PRICE  
REDUCED



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: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



PRICE REDUCTION

Asking price £295,000 Leasehold

This delightful two bedroom second floor retirement apartment boasts a generous size reception room with Juliet balcony. Both bedrooms are of a double size and the master bedroom has a Juliet balcony and en-suite shower room. No.23 also has the huge added benefit of its own allocated parking space.

\*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.





# Tumbling Weir Court, Tumbling Weir Way,

# 2 Bed | £295,000

### 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

Tumbling Weir Court is 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.23

No.23 is situated on the second floor, easily accessible via the lift service. This well presented apartment offers generous accommodation and the dual aspect living room has a West facing Juliet balcony. The modern kitchen has a host of integrated appliances, both bedrooms are of a double size and the master bedroom has a Juliet balcony and en-suite shower room. There is a further guest shower room accessed via the hall. No.23 has the huge added benefit of its own allocated parking space.

### Entrance Hallway:

Entered via a solid Oak-veneered door with spy-hole. A security intercom system provides a 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 and concealed heat exchange system for economic heat recovery. A feature glazed panelled door leads to the living room.

### Living Room:

A spacious sitting/dining room with double glazed double doors opening to a Juliet balcony. A further large double glazed window to the side makes this a very light and airy room.

### Kitchen:

With a quality range of soft white, high-gloss fronted, fitted units with laminate worktops with matching upstands and incorporating an inset sink unit with double glazed window above. Integrated appliances by Bosch include; a four-ringed halogen hob with glass splash back and stainless steel chimney extractor hood over, waist-high oven and concealed 50/50 fridge freezer.

### Master Bedroom:

A spacious double bedroom with fitted wardrobe. Double doors open to a Juliet balcony. Door to en-suite.

### En-Suite:

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

### Bedroom Two:

A useful, good size second bedroom with double glazed window.

### Shower Room:

Modern white suite comprising; shower cubicle with glazed door, WC with soft-close seat and concealed cistern, wash-basin with lever handle tap and useful storage under and mirror with integrated light and de-mister above. Heated ladder radiator, emergency pull cord, extensively tiled walls and ceramic tile flooring.

### Parking

No.23 has its own allocated parking space.

### 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: £5,296.16 per annum (up to 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).

### Lease Information:

999 years from the 1st January 2019

Ground Rent: £495 per annum

Ground Rent Review Date: January 2034

### 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.

PRICE  
REDUCED

