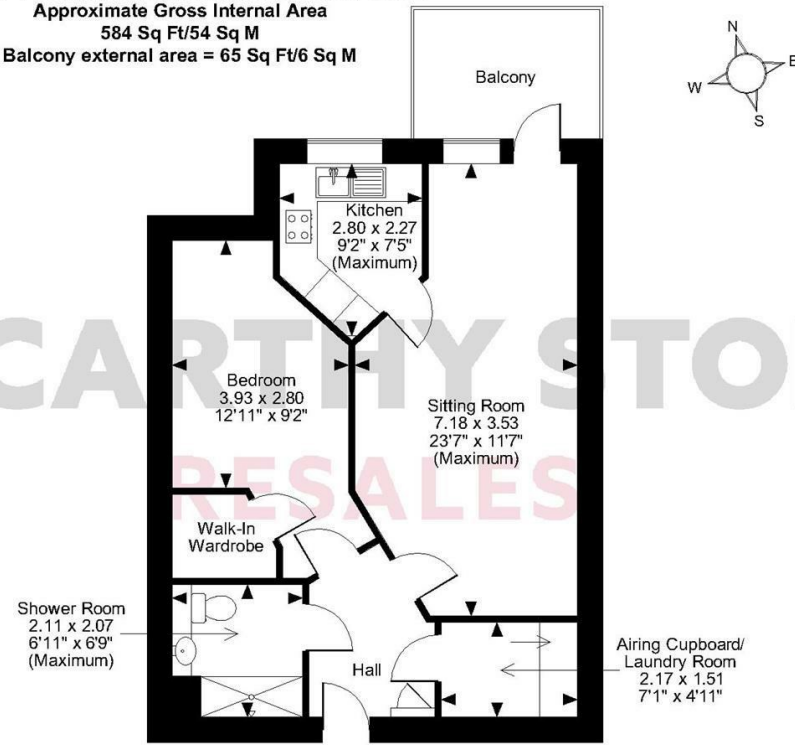


Squires Court, Raleigh Mead, South Molton, Devon
 Approximate Gross Internal Area
 584 Sq Ft/54 Sq M
 Balcony external area = 65 Sq Ft/6 Sq M



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: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**McCARTHY STONE
 RESALES**

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**McCARTHY STONE
 RESALES**

**14 SQUIRE COURT
 RALEIGH MEAD, SOUTH MOLTON, EX36 4FL**



Beautifully presented one bedroom, first floor retirement apartment with balcony. Exclusively available to the over 60's.

ASKING PRICE £190,000 LEASEHOLD

For further details, please call **0345 556 4104**
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SQUIRE COURT, SOUTH STREET, SOUTH MOLTON

1 BED | £190,000

INTRODUCTION:

Squire Court is a prestigious development constructed in 2016 by award-winning retirement homes specialist McCarthy Stone and is located within easy access of the excellent amenities of South Molton, a vibrant Devon Market Town, including a post office, supermarket, independent shops, the very popular Pannier Market held on Thursdays and Saturdays, health centre, dentists and a library, along with a bowling club and numerous bridge clubs. South Molton also has plenty of places to eat, with traditional fish and chips, hotels, cafés and tea rooms.

The property is within easy reach of Exmoor National Park, North Devon's award-winning beaches and South West Coast path, just 15 minutes from the michelin star Mason's Arms restaurant and 30 minutes from Tiverton Parkway station with excellent cross country and intercity services (London 130 mins).

This is a 'retirement living' development exclusively for those aged over 60. Squire Court offers easy living allowing residents to enjoy retirement to the full. It's so easy to make new friends and to lead a busy and fulfilled life at Squire Court; there are always plenty of regular activities to choose from including; coffee mornings, fitness classes, games and quiz nights, fish and chip supper evenings, themed events and occasional organised trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners can remain as private or participate as they wish.

For peace of mind, our House Manager provides excellent support to homeowners ensuring the smooth running of the development. Additionally, the apartments are equipped with a 24-hour emergency call system. All the external property maintenance including gardening and external window cleaning is taken care of. In addition to privately owned luxury apartments, the development also offers beautiful social spaces such as a communal lounge, landscaped gardens and a guest suite where visiting family and friends can be accommodated for a small charge.

ENTRANCE HALL:

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. Emergency pull cord, large walk-in utility cupboard with light and shelving, automatic washer/dryer and housing both the Gledhill boiler supplying hot water and the Vent Axia heat exchange unit. A feature glazed panelled door leads to the Living room.

LIVING ROOM:

A bright and airy room with a double-glazed French door with matching side-panel opening onto a very pleasant walk-out balcony. A feature glazed panelled double door opens into the kitchen.

KITCHEN:

Electrically operated double-glazed window. Comprehensive range of contemporary styled soft white, high-gloss fitted wall and base units with contrasting laminate worktops and matching upstands, incorporating a stainless steel inset sink unit. Integrated Bosch appliances comprise; a four-ringed hob with glazed splashback and stainless steel chimney extractor hood over, single oven, fridge and freezer. Tiled floor.

DOUBLE BEDROOM:

Of a good size with a double-glazed window. Walk-in wardrobe with light, extensive hanging space and shelving.

SHOWER ROOM:

Modern white suite comprising; Walk-in level access shower with both raindrop and adjustable shower heads - plus handy grab rail, back-to-the-wall WC with a concealed cistern, vanity wash-hand basin with storage cupboard below and mirror with integrated light and shaver point over. Heated ladder radiator, emergency pull cord, extensively tiled walls and fully tiled floor.

SERVICE CHARGE:

The service charge includes:

- Cleaning of communal windows and exterior of all apartment windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- House Manager

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £2,722.96 per annum (for financial year end 30/06/2024)

LEASEHOLD:

Lease 999 years from the 1st January 2016

Ground rent: £425 per annum

Ground rent review date: January 2031

