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 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) A	83	83
(81-91) B		
(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

26 TUMBLING WEIR COURT TUMBLING WEIR WAY, OTTERY ST. MARY, EX11 1GP



SHARED OWNERSHIP - Options to purchase between 70% - 100% of the value - subject to meeting the criteria. Situated in the popular East Devon Town of Ottery St Mary, this second floor retirement apartment offers a generous sitting/dining room with Juliet balcony, along with the double bedroom having a walk in wardrobe.

SHARED OWNERSHIP £161,000 LEASEHOLD

For further details, please call **0345 556 4104**
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TUMBLING WEIR WAY, OTTERY ST. MARY

1 BED | £161,000

INTRODUCTION:

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.

Enjoy the benefits of owning your own home, free from the worries of outside maintenance or gardening and with like minded retirees as your neighbours. There is also the added support that comes from having a dedicated House Manager and a Homeowner Lounge in which to relax and socialise with a range of activities. There is even a Guest Suite where visiting friends and family can stay for a small charge.

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 spacious 'L' shaped room. Double French doors are framed by a contemporary Juliet balcony and look out toward distant hills, a further window makes this a 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/drainer 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 with 'tilt and slide' door and concealed 50/50 fridge freezer. Ceiling spot light fitting. A double glazed window above the sink enjoys far reaching views.

DOUBLE BEDROOM:

A double glazed window enjoys far reaching views. A walk-in wardrobe with auto-light, hanging rails and shelving provides excellent storage.

SHOWER ROOM:

Modern white suite comprising; stylish level access double shower cubicle with glazed door and useful hand rail, 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 de-mister above. Heated ladder radiator, emergency pull cord, chrome ceiling spot light fitting, extensively tiled walls and ceramic tile flooring.

SERVICE CHARGE:

- Cleaning of communal 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

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: £3,505.53 per annum (for financial year end 31/03/2025)

LEASE INFORMATION:

999 years from the 1st January 2019
Ground Rent: £425 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

