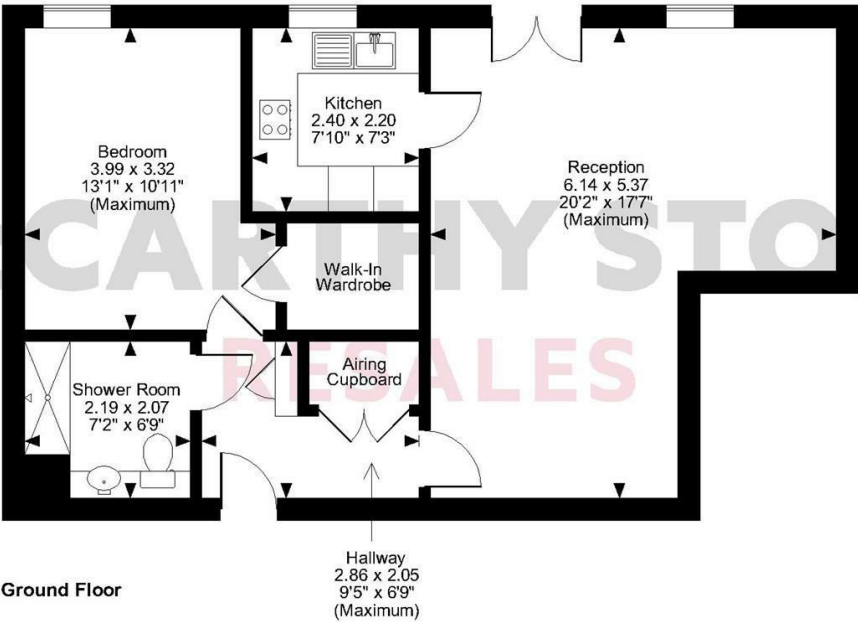


Tumbling Weir Court, Tumbling Weir Way, Ottery St. Mary, Devon  
Approximate Gross Internal Area  
646 Sq Ft/60 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8544417/SS

COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE  
RESALES

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.



McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk  
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

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



# 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/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 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

