



APPROX. GROSS INTERNAL FLOOR AREA 606 SQ FT / 56 SQM	Pym Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 28/02/23
	photoplan

COUNCIL TAX BAND: New Build



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	88	88
(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**

30 PYM COURT
BEWICK AVENUE, EXETER, EX3 0FR



Never been lived in! - A one bedroom, first floor retirement apartment with walk out balcony overlooking the rugby field.

PRICE REDUCTION
ASKING PRICE £339,950 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

BEWICK AVENUE, TOPSHAM, EXETER

INTRODUCTION

Pym Court is a stunning development having been completed in 2022. Although no.30 is privately owned, it has never been lived in, so all appliances are brand new.

Pym Court allows Homeowners to live independently with support to suit their needs. The development has staff on-site 24-hours a day, 365 days a year, so help is always available in case of emergency. Homeowners also benefit from tailor-made support packages and some domestic assistance each week. You'll be able to decide which chores you want taken care of, so you'll have more time to do the things you love - but, you'll still be able to keep your independence and make use of the stunning landscaped gardens.

Even though our retirement properties in Topsham offer you the perfect opportunity to downsize, you'll never feel like you're making any sacrifices. This is because, on the development, you'll find everything you could possibly need to enjoy a full and active retirement. This includes a bistro and a communal lounge that will regularly host events. There is also a guest suite for when family and friends come to stay, and pets will be more than welcome.

Topsham is a desirable and quirky town that boasts a selection of independent retailers. Within Topsham, there's a popular antiques centre, an authentic Sunday market and plenty of local stores where the owners are incredibly passionate about their goods. Within the town, there's also a collection of distinctive buildings, including 17th century merchant houses that sit along The Strand. One of these is the Topsham Museum, where a number of interesting exhibitions are held. If you like to get out and explore further afield, then



you'll be pleased to know that Pym Court is located on a main bus route, with bus stops immediately outside the development. The development is also close to Topsham railway station, which sits on the Avocet Line. All trains from Exmouth to Exeter St David's stop at Topsham, and there's a half-hourly daytime service in each direction.

With so much to see, do and explore in the local area, it's perhaps no wonder that The Sunday Times voted Topsham as the best place to live in the South West in April 2019.

ENTRANCE HALL;

Solid Oak-veneered entrance door with spy-hole. A security intercom system provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord. Walk-in utility cupboard with washer/dryer, light, shelving, Gledhill boiler supplying hot water and 'Vent Axia' heat exchange unit. Feature glazed panelled door to Living Room.

LIVING ROOM

A very light and airy living room with glazed window and door opening out on to a balcony over looking the Rugby field. Feature glazed panelled door to kitchen.

KITCHEN

Double-glazed window. Luxury soft white gloss-fronted fitted units with under unit lighting, contrasting worktops with matching upstands and incorporating an inset sink/drain unit. Comprehensive range of integrated appliances comprise; a four-ringed hob with a contemporary glass splash panel and stainless steel extractor hood over, waist-level oven, and concealed fridge and freezer.



1 BEDROOMS £339,950

DOUBLE BEDROOM

Having three windows, this is a very light room benefiting from a walk in wardrobe with hanging and shelving space. Emergency pull cord.

SHOWER ROOM

A modern facility with white sanitary ware comprising; a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below and work surface over, mirror with integral light above and easy-access walk-in shower. Ladder radiator, ceiling spot lights, emergency pull cord and extensively tiled walls and floor.

PARKING

No.30 has a privately owned parking space.

LEASE INFORMATION

999 Years from the 1st January 2022
Ground rent: £435 per annum
Ground rent review date: January 2037

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 Estate Manager and Team
- The running costs of the Bistro
- One-hour of domestic support per week

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Service Charge: £9,354.26 per annum (for financial year ending 28/02/2024)

