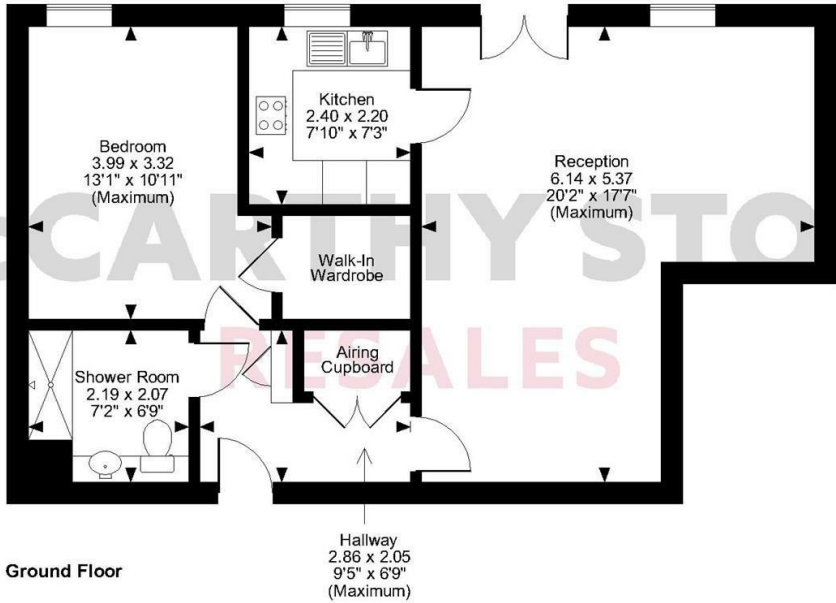


Tumbling Weir Court, Tumbling Weir Way, Ottery St. Mary, Devon
Approximate Gross Internal Area
646 Sq Ft/60 Sq M



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: 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 | | |
| England & Wales | EU Directive 2002/91/EC | |

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.



26 Tumbling Weir Court

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



Asking price £225,000 Leasehold

With a leafy outlook, this one bedroom, second floor apartment (with no apartment above) is bright and spacious and has a Juliet balcony in the generous size living room.
Energy Efficient *Pet Friendly*

Call us on 0345 556 4104 to find out more.

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

Tumbling Weir Way, Ottery St. Mary

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

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.

No.26

This beautifully presented apartment is situated on the second floor (with no apartment directly above) with a lift located close by that serves all floors. The generous 'L' shaped living room is of a generous size, is bright and airy and has a Juliet balcony with a leafy outlook, the modern kitchen has a host of integrated appliances and the walk in utility cupboard is a very useful area that includes a washer/dryer. The double bedroom is of a good size and includes a walk in wardrobe and the modern shower room has a level access, walk in, double shower.

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 demister 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

1 Bed | £225,000

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: £3,530.78 per annum (for financial year end 31/03/2026)

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

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.

Shared Ownership

This apartment can be bought via the shared ownership scheme, or purchased at 100%. Shared ownership buyer eligibility criteria can be found at homereach.org.uk/general-eligibility.

The rent payable for a 70% share is £364.75 per month. Higher shares can be purchased, which in turn, brings the monthly rent down.

