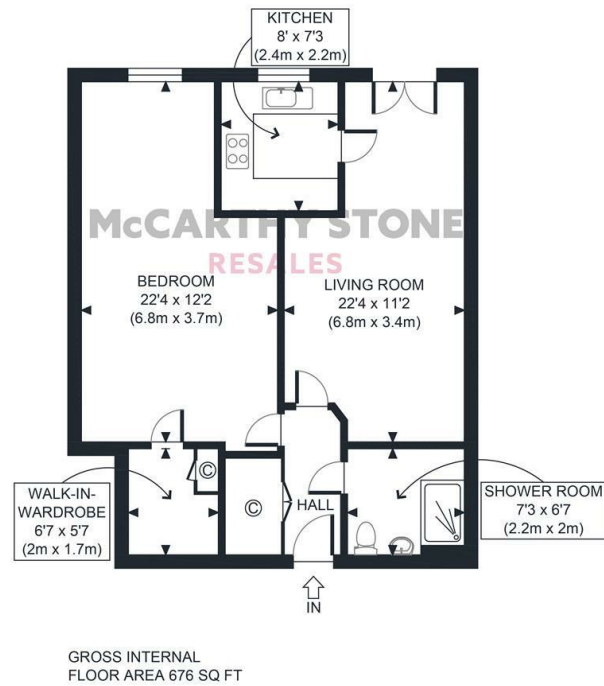


McCARTHY STONE RESALES

29 TUMBLING WEIR COURT

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



APPROX. GROSS INTERNAL FLOOR AREA 676 SQ FT / 63 SQM	Tumbling Weir 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: 08/09/21
	photoplan

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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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



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Top Floor, Immaculate & Spacious One Bedroom Retirement Apartment with Far Reaching Views, Private Parking Space & Lift

PRICE REDUCTION

ASKING PRICE £264,000 LEASEHOLD

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

1 BEDROOMS £264,000

INTRODUCTION:

Rarely available - one of only two top floor apartments and its own permanent parking space.

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.

HALLWAY:

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 and immaculately presented room with a southerly aspect. Double French doors are framed by a contemporary Juliet balcony and look out toward distant hills.

KITCHEN:

With a quality range of soft white, high-gloss fronted, fitted units with laminate worktops with matching upstands and incorporating a stainless steel inset sink 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. With a southerly aspect, a double glazed window above the sink enjoys far reaching views.

DOUBLE BEDROOM:

A very spacious double bedroom with ample room for seating or a study area as well as the usual bedroom furniture. A double glazed window with a southerly aspect enjoys far reaching views. A walk-in wardrobe with auto-light, hanging rails and shelving provides excellent storage.

SHOWER ROOM:

Modern white suite comprising; a WC with

soft-close seat, and concealed cistern, wash-basin with lever handle tap and useful storage under. Mirror with integrated light and de-mister and a stylish double shower cubicle with glazed door and useful hand rail. 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: £3,218.88 per annum (for financial year end 31/03/2024)

LEASE INFORMATION:

999 years from the 1st January 2019

Ground Rent: £425 per annum

Ground Rent Review Date: January 2034

