

41 Homebourne House

Belle Vue Road, Paignton, Devon, TQ4 6PT



A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE THIRD FLOOR. Homebourne House was constructed by McCarthy & Stone (Developments) Ltd. The development is built within a conservation area and has landscaped gardens with preservation orders on the trees. The development comprises of 44 properties arranged over 5 floors each served by lift. The visiting Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over 60 years and the other over 55 years. Please speak to our property consultant if you require any information regarding Event Fees that may apply to this property.

Residents' lounge
Communal Laundry
24 hour emergency Appello call system
Communal Satellite Dish (additional fees)
for Sky
Visiting Development Manager

Guest Suite and Lift to all floors
Communal Gardens
Minimum Age 60
Lease - 99 years from 1987



PRICE: £79,950

For more details or to make an appointment to view, please contact

Rachel Hazell

Floor Plan

Approx. 45.4 sq. metres (488.8 sq. feet)



Total area: approx. 45.4 sq. metres (488.8 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.

Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
80	81
England & Wales EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
71	71
England & Wales EU Directive 2002/91/EC	

For Financial Year Ending:

31/08/20

Annual Ground Rent:

£TBC

Ground Rent Period Review:

Next Uplift 2031

Annual Service Charge:

£3,066.32

Contingency Fund Balance:

£N/A

Event Fees:

1% Transfer
0% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.