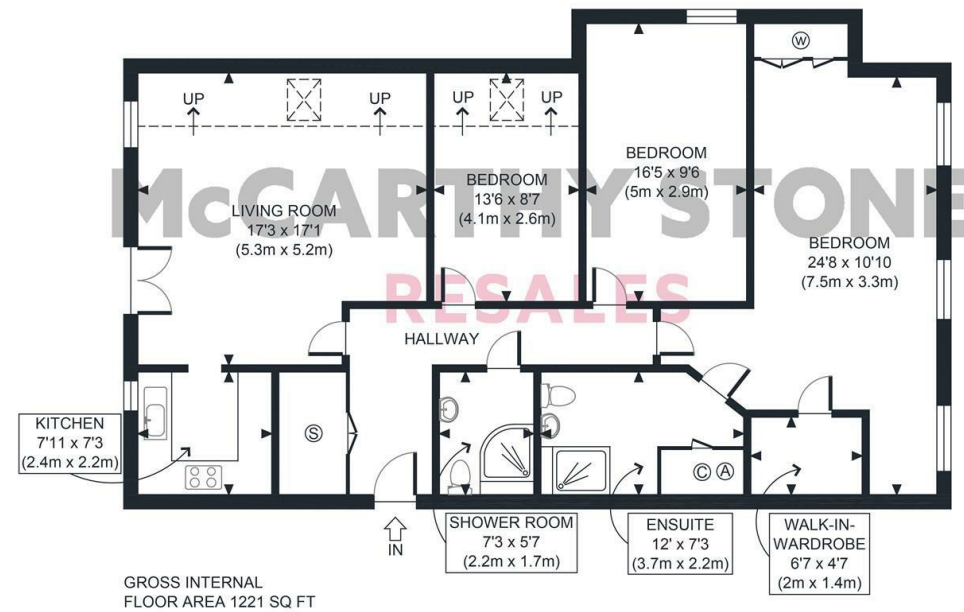


# McCARTHY STONE RESALES

## 24 TUMBLING WEIR COURT TUMBLING WEIR WAY, OTTERY ST. MARY, EX11 1GP



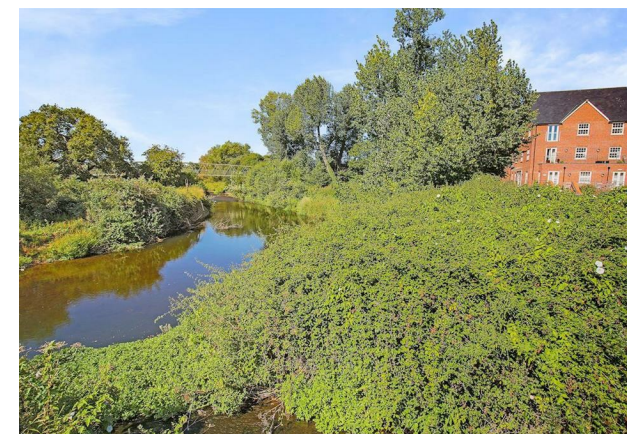
GROSS INTERNAL FLOOR AREA 1221 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1221 SQ FT / 113 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: 05/01/23
	photoplan

**COUNCIL TAX BAND: C**



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



# McCARTHY STONE RESALES

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Rarely Available - Three bedroom penthouse retirement apartment with en-suite shower room, plus further guest shower room. A large balcony accessed from the living room offers beautiful views.

*\*Energy Efficient\* \*Pet Friendly\**

**PRICE REDUCTION**

**OFFERS OVER £400,000 LEASEHOLD**

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# TUMBLING WEIR WAY, OTTERY ST. MARY

# 3 BEDROOMS £400,000

## 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.

## HALLWAY:

Entered via a solid Oak-veneered door with spy-hole. A security intercom system provides a 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 and concealed heat exchange system for economic heat recover. A feature glazed panelled door leads to the living room.

## LIVING ROOM:

A spacious sitting/dining room with double glazed double doors opening on to a large, beautiful balcony with far reaching views. A further double glazed window and a velux window make this a very light and airy room. A wall mounted electric fireplaces creates a focal point within the room.

## BALCONY:

A fabulous feature of this apartment is the large balcony with far reaching views over the surrounding countryside and the River Otter.

## KITCHEN:

With a quality range of soft white, high-gloss fronted, fitted units with laminate worktops with matching upstands and incorporating an 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 and concealed 50/50 fridge freezer. A double glazed window above the sink enjoys far reaching views.

## MASTER BEDROOM:

A spacious double bedroom with fitted wardrobes at both ends of the room. Three double glazed windows make this a light and bright room.

## EN-SUITE:

Modern white suite comprising; stylish double shower cubicle with useful hand rail, 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 heated ladder radiator. Emergency pull cord, chrome ceiling spot light fitting, extensively tiled walls and ceramic tile flooring.

## BEDROOM TWO:

A useful, good size second bedroom with double glazed window to rear.

## BEDROOM THREE:

Currently used as an office, but could equally be used as a guest room. Velux window to rear.

## SHOWER ROOM:

Modern white suite comprising; corner 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. Mirror with integrated light and de-mister, 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: £5,258.29 per annum (for financial year end 31/03/2025)

## LEASE INFORMATION:

999 years from the 1st January 2019

Ground Rent: £495 per annum

Ground Rent Review Date: January 2034

## 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.

## ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

