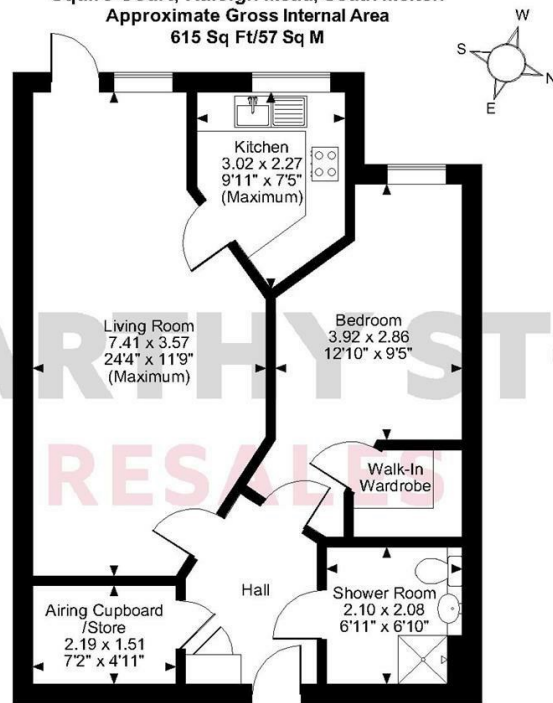


Squire Court, Raleigh Mead, South Molton
Approximate Gross Internal Area
615 Sq Ft/57 Sq M



Ground Floor

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: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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**

**8 SQUIRE COURT
RALEIGH MEAD, SOUTH MOLTON, EX36 4FL**



With direct access out on to a patio area, this very well presented, West facing, retirement apartment looks out on to the beautiful landscaped communal gardens and enjoys an enviable position in the development, being close to the fabulous communal facilities.

ASKING PRICE £190,000 LEASEHOLD

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

SQUIRE COURT, SOUTH STREET, SOUTH MOLTON

1 BED | £190,000

INTRODUCTION:

Occupying a prime ground floor position with a west-facing aspect and an outlook over the lovely landscaped gardens of Squire Court. The apartment is also within easy access to the fantastic communal facilities of the development and provides comfortable accommodation; a good sized living room has French doors opening onto a patio area, the quality kitchen has a comprehensive range of appliances, a walk-in utility cupboard with auto washer/dryer, excellent double bedroom and wet room with level access shower.

Squire Court is a prestigious development constructed in 2016 by award-winning retirement homes specialist McCarthy Stone and located within under five minutes walk of the excellent amenities of South Molton Town Centre, including a post office, supermarket, independent shops, the very popular Pannier Market held on Thursdays and Saturdays, health centre, dentists, banks, a swimming pool and a library. South Molton also has plenty of places to eat, with traditional fish and chips, fantastic pubs, fine-dining hotels and quirky cafés.

This is a 'retirement living' development providing an independent living environment exclusively for those over 60 years of age and therefore ensuring there are many like-minded home owners. Squire Court offers the level of freedom needed to maintain your independence for longer in your own home, living retirement to the full. It's so easy to make new friends and to lead a busy and fulfilled life at Squire Court; there are always plenty of regular activities to choose from including; coffee mornings, fitness classes, games and quiz nights, fish and chip supper evenings, themed events and occasional organised trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

For peace of mind our House Manager provides excellent support to Home Owners whilst ensuring the smooth running of the development. Additionally, the apartments are equipped with a 24-hour emergency call system. All the external property maintenance including gardening and window cleaning is taken care of. In addition to privately owned luxury apartments the development also offers beautiful social spaces such as a communal lounge, landscaped gardens and a guest suite where visiting family and friends can be accommodated for a small charge.

ENTRANCE HALL:

Of a good size having a solid entrance door with spy-hole, security intercom entry system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, large walk-in utility cupboard with light and shelving, automatic washer/dryer and housing both the Gledhill boiler supplying hot water and the Vent Axia heat exchange unit. A feature glazed panelled door leads to the Living room.

LIVING ROOM:

A bright and airy room with a double-glazed French door with

matching side-panel opening onto a very pleasant sheltered patio with lovely west facing outlook over the development gardens, a great spot to enjoy the afternoon and evening sunshine A feature glazed panelled double door opens into the kitchen.

KITCHEN:

Electrically operated double-glazed window. Comprehensive range of contemporary styled soft white, high-gloss fitted wall and base units with contrasting laminate worktops and matching upstands, incorporating a stainless steel inset sink unit. Integrated Bosch appliances comprise; a four-ringed hob with glazed splashback and stainless steel chimney extractor hood over, single oven and concealed fridge and freezer. Tiled floor.

DOUBLE BEDROOM:

Of a good size with a double-glazed picture window with a view of the garden. Walk-in wardrobe with light, extensive hanging space and shelving.

SHOWER ROOM:

Wetroom style with modern white sanitary ware comprising; Walk-in level access shower with both raindrop and adjustable shower heads, back-to-the-wall WC with a concealed cistern, vanity wash-hand basin with storage cupboard below and mirror with integrated light and shaver point over. Ladder radiator, emergency pull cord, extensively tiled walls and fully tiled floor,

SERVICE CHARGE

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £2,897.58 per annum (for financial year end 30/06/2025)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

LEASEHOLD:

Lease 999 years from the 1st January 2016
Ground rent: £425 per annum
Ground rent review date: January 2031

ADDITIONAL SERVICES:

** Entitlements Service ** Check out benefits you may be entitled to, to support you with service charges and living costs.
** Part Exchange ** We offer a Part-Exchange service to help you move without the hassle of having to sell your own home.
** Removal Service ** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
** Solicitors ** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE UNDER 'ADDITIONAL SERVICES' OR SPEAK WITH OUR PROPERTY CONSULTANT

- Superfast 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.

