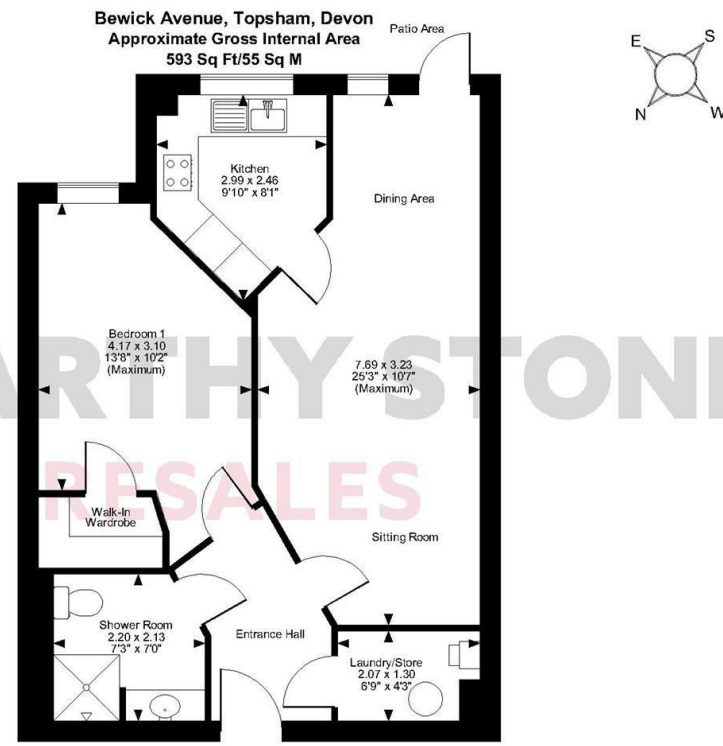


McCARTHY STONE RESALES

2 PYM COURT

BEWICK AVENUE, TOPSHAM, EXETER, EX3 0FR



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	89	89
(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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Located on the ground floor of this beautiful retirement development, this one bedroom apartment has its own private access out on to a small patio area and is situated close to the fabulous communal facilities, such as the bistro, homeowners lounge and the landscaped communal gardens.

Energy Efficient *Pet Friendly*

PRICE REDUCTION

ASKING PRICE £340,000 LEASEHOLD

For further details, please call **0345 556 4104**

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

PYM COURT, BEWICK AVENUE, TOPSHAM,

1 BEDROOMS £340,000

PYM COURT

Pym Court is a stunning McCarthy Stone development, having been completed in 2022. It allows Homeowners to live independently with support to suit their needs. The development has staff on-site 24-hours a day, 365 days a year, so help is always available in case of emergency. Homeowners also benefit from tailor-made support packages and some domestic assistance each week. You'll be able to decide which chores you want taken care of, so you'll have more time to do the things you love - but, you'll still be able to keep your independence and make use of the stunning landscaped gardens.

Even though our retirement properties in Topsham offer you the perfect opportunity to downsize, you'll never feel like you're making any sacrifices. This is because, on the development, you'll find everything you could possibly need to enjoy a full and active retirement. This includes a bistro and a communal lounge that regularly hosts events. There is also a guest suite for when family and friends come to stay, and pets are more than welcome.

THE LOCAL AREA

Topsham is a coastal and affluent suburb of Exeter that sits alongside the Exe estuary, which is famous for its sailing and water sports. It was once a thriving port and shipbuilding centre, and today there's still a charming passenger ferry that transports passengers across the Exe, as well as plenty of waterside pubs where you can stop for lunch. You can even take long or short cruises where you can discover the wildlife of the Exe estuary or visit Exmouth's sandy beaches.

Topsham is a desirable and quirky town that boasts a selection of independent retailers. Within Topsham, there's a popular antiques centre, an authentic Sunday market and plenty of local stores where the owners are incredibly passionate about their goods. Within the town, there's also a collection of distinctive buildings, including 17th century merchant houses that sit along The Strand. One of these is the Topsham Museum, where a number of interesting exhibitions are held.

If you like to get out and explore further afield, then you'll be pleased to know that Pym Court is located on a main bus route, with bus stops immediately outside the development. The development is also close to Topsham railway station, which sits on the Avocet Line. All trains from Exmouth to Exeter St David's stop at Topsham, and there's a half-hourly daytime service in each direction.

Pym Court is located on Exeter Road in the heart of Topsham, with a great range of local amenities close by. An Aldi supermarket is just 0.3 miles away, and you'll be able to reach a great range of bars and restaurants if you head 0.2 miles in the other direction. If you'd

like to travel further afield, then Topsham railway station is only 0.6 miles away from the development.

There's plenty to keep you busy in Topsham. Topsham Recreation Ground is just 0.3 miles away from Pym Court and Topsham Swimming Pool is 0.5 miles away.

With so much to see, do and explore in the local area, it's perhaps no wonder that The Sunday Times voted Topsham as the best place to live in the South West in April 2019.

ENTRANCE HALL

Solid Oak-veneered entrance door with spy-hole. A security intercom system provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord. Walk-in utility cupboard with washer/dryer, light, shelving, Gledhill boiler supplying hot water and 'Vent Axia' heat exchange unit. Feature glazed panelled door to Living Room.

LIVING ROOM

A bright and spacious living room welcomes you with its abundant natural light, courtesy of a generously sized glazed window and a door that opens onto a small patio area. The design seamlessly integrates indoor and outdoor living, creating a refreshing atmosphere.

A feature glazed panelled door connects the living room to the kitchen, creating a cohesive and visually appealing flow between these two key spaces.

KITCHEN

Double-glazed window. Luxury soft white gloss-fronted fitted units with under unit lighting, contrasting worktops with matching upstands and incorporating an inset sink/drain unit.

Comprehensive range of integrated appliances comprise; a four-ringed hob with a contemporary glass splash panel and stainless steel extractor hood over, waist-level oven, concealed dishwasher and fridge & freezer.

DOUBLE BEDROOM

A lovely size double bedroom benefiting from a walk in wardrobe with hanging and shelving space. Emergency pull cord.

SHOWER ROOM

A modern facility with white sanitary ware comprising; a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below and work surface over, mirror with integral light above and easy-access walk-in shower. Ladder radiator, ceiling spot lights, emergency pull cord and extensively tiled walls and floor.

LEASE INFORMATION

999 Years from the 1st January 2022

Ground rent: £435 per annum

Ground rent review date: January 2037

SERVICE CHARGE

- The cost of the excellent Estate Manager and 24/7 on site team
- One-hour of domestic support per week
- Water rates for communal areas and apartments
- Cleaning of communal windows and exterior of apartment windows
- 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 running costs of the Bistro

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Service Charge: £10,430.01 per annum (for financial year ending 28/02/2025)

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 ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

ADDITIONAL INFORMATION & SERVICES

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

