



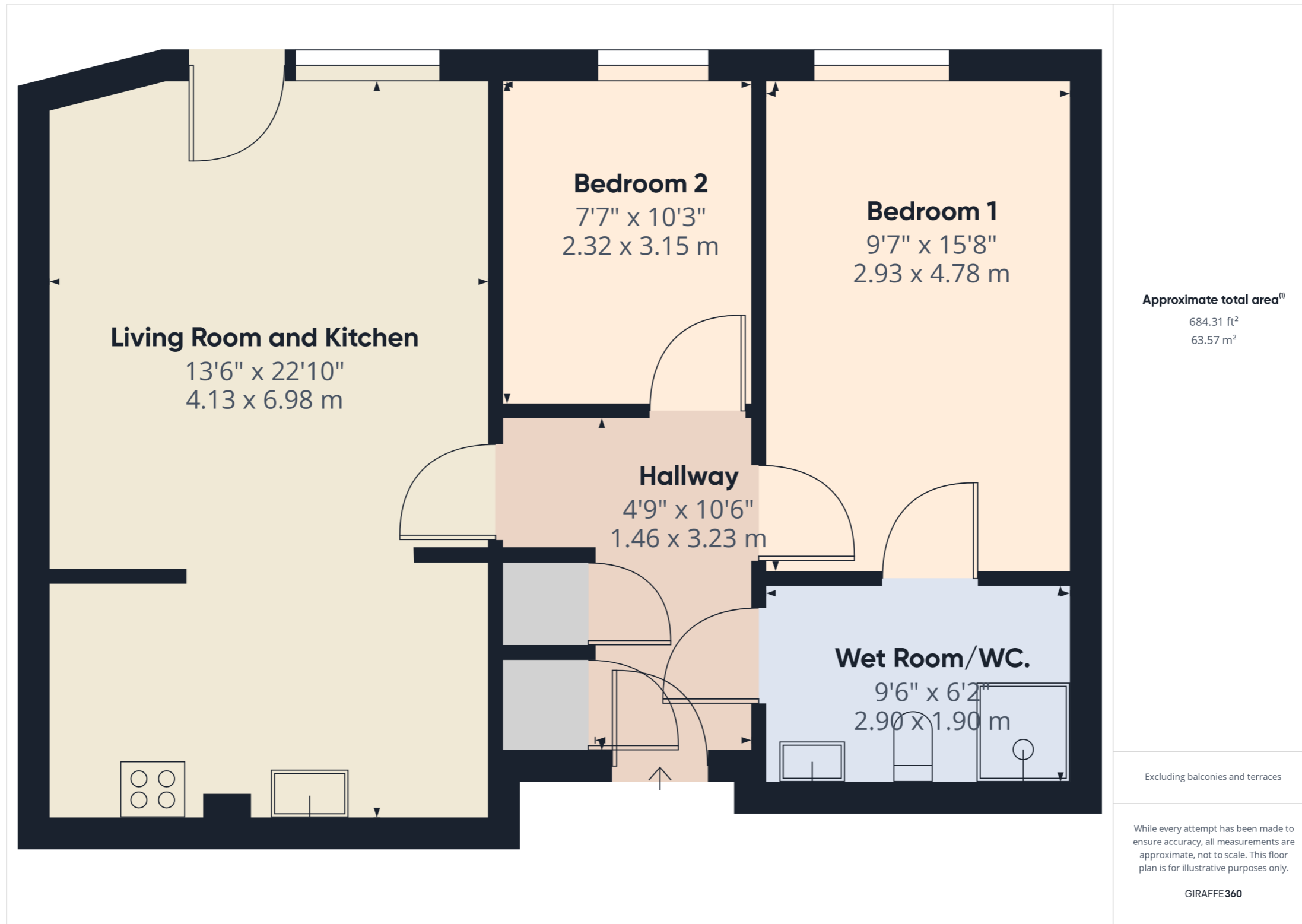
Ridgewater

Local • Independent • Experts

**2 Bedroom Retirement Property for Sale in Assisted living
at Dunboyne Court, St. Marychurch.**

£152,500

FLOOR PLAN



DESCRIPTION

A spacious two bedroom assisted living retirement apartment on the fourth floor of this development purpose built in 2011. Services include a welcoming reception and lobby, security door entry system, restaurant, hairdressing salon, activity rooms including a fitness suite, roof terrace and sun lounge area, garden areas, communal lounges, guest suite, fully equipped laundry room and commercial kitchen, internal store for bicycles/buggies/scooters as well as car parking.

The surrounding districts of Babbacombe and St Marychurch offer a choice of shops, walks and bus services to the town centre and other areas. The closest beach is at Oddicombe which can also be accessed by the Babbacombe Cliff Railway. The property is ideally situated in a level area and is just a short walking distance from the pedestrianised shopping precinct with it's excellent range of local shops, small supermarkets, churches, cafes and public houses. The pleasant open spaces of Cary Park and Babbacombe Downs are also close by.

The development is exclusive to those aged 55 or over and currently living in Torbay or able to demonstrate a strong local connection. The property is managed by Sanctuary Retirement Living who offer a range of assisted living and care and support services for residents.

Additional information can be found on the Sanctuary Retirement Living website www.sanctuary-retirement-living.co.uk/retirement-properties/devon/dunboyne-court

The well presented accommodation enjoys a pleasant sunny aspect and there are open and sea views over Torbay and the surrounding area towards Dartmoor in the distance. The apartment has radiators with individual thermostat controls and double glazed windows and offers spacious accommodation, the second bedroom may suit those wanting a hobbies room or study. There are wide hallways and doors enabling easy wheelchair access if required.

Accommodation.

Security entrance to the building, stairs and lifts to all floors and full wheelchair access to all the apartments and communal areas.

Flat 46. Wide entrance door with a security spyhole to the Entrance Hall. Radiator. Intercom/ alarm call. Smoke detector. Built in store cupboard and shelved airing cupboard with a space heater.

Lounge 14'10" x 13'6" (4.54m x 4.13m). Large double glazed windows and door with glazed balcony screens giving widespread open views over the surrounding area towards Dartmoor and Marldon in the distance and sea views of Torbay towards Broadsands and Brixham. Two overhead light points. Two radiators. Entry phone. Television and satellite points. Telephone points. Emergency alarm pull switch.

Open plan to the **Kitchen** 13'6" x 7'5" (4.13m x 2.28m). which is well fitted with modern wall and floor units having cupboards and drawers under roll edge worktop surfaces. Stainless steel sink unit. Integrated equipment includes a four ring electric hob with hood over and eye level oven, integrated fridge/freezer washing machine and dish washer. Part tiled walls. Tiled floor. Overhead and worktop lighting. Smoke alarm.

Bedroom 1 15'8" X 9'7" (4.78m X 2.93m). Double glazed window giving widespread open views over the surrounding area towards Dartmoor and Marldon in the distance and sea views of Torbay towards Broadsands and Brixham. Radiator. Alarm call. Television and telephone points. Two ceiling lights.

Door to **Large En Suite Wet Room/WC** 9'6" x 6'2" (2.90m x 1.90m). Second door to hall. Wash basin with tiled splash back, mirror and strip light over. Mirror fronted cabinet. Close couple W.C. Shower area with a chrome mixer shower. Radiator. Alarm call.

Bedroom 2 10'3" x 7'7" (3.15m x 2.32m). Double glazed window giving widespread open views over the surrounding area towards Dartmoor and Marldon in the distance and sea views of Torbay towards Broadsands and Brixham. Radiator. Alarm call.

General: Facilities and amenities as described above. TENURE Leasehold. Residue of 99 year lease from 1st April 2011. Sanctuary Housing Service Charge from 1st April 2024 is £734.98 per month approximately including the heating and water rates, with an additional peace of mind charge of £121.25 approximately for emergency

call answering service-**details of these charges to be confirmed.** Extra care is also available at an additional cost.

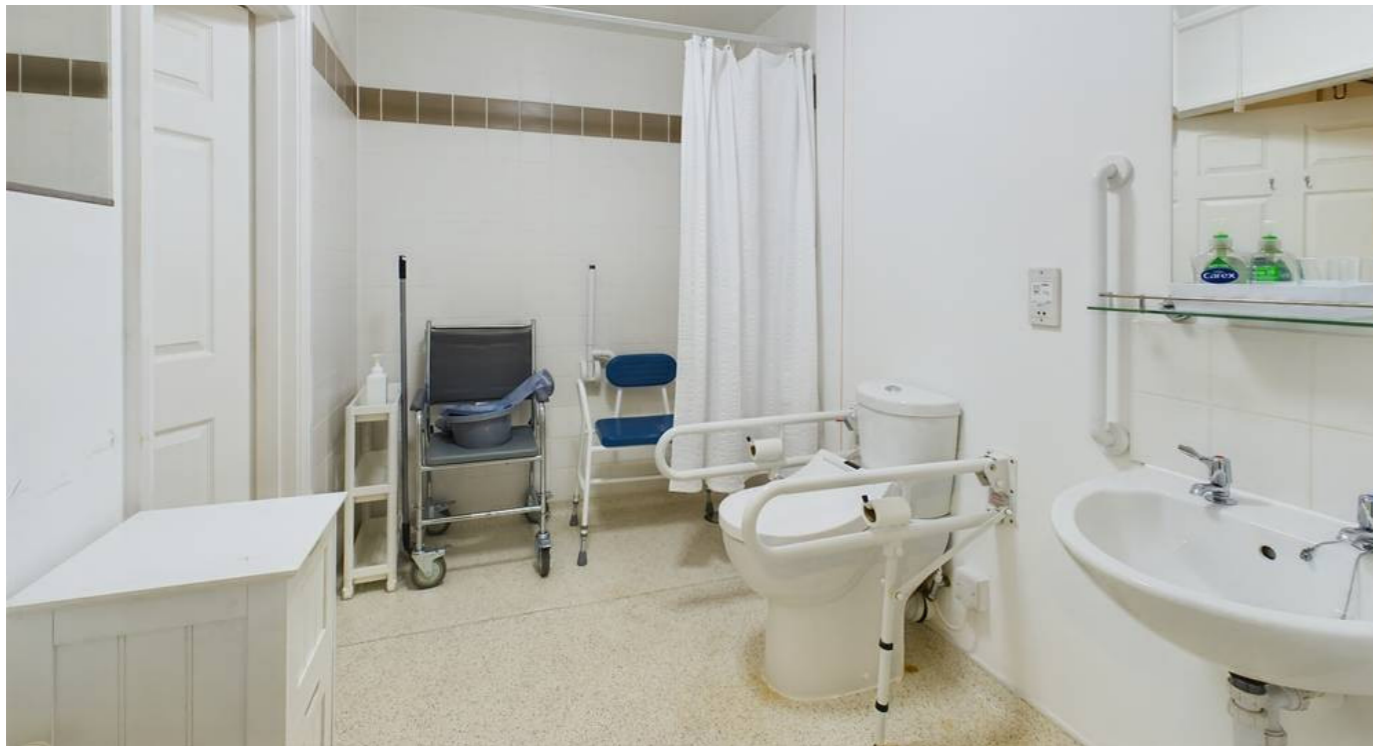
Residents must be at least 55 years of age. The sale price of the apartment is for a 75% share with the remaining 25% share being retained by Sanctuary Housing. Prospective purchasers must meet specific residency criteria and be assessed and approved by Sanctuary Housing,

Energy Performance Rating Band B. Council Tax Band D

Consumer Protection from Unfair Trading Regulations 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a

Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.

PHOTOS





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