

## 2 Hometor House

Exeter Road, Exmouth, Devon, EX8 1UA



**PRICE: £78,000**

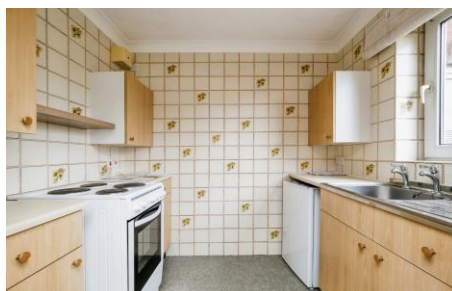
**Lease: 70**

### Property Description:

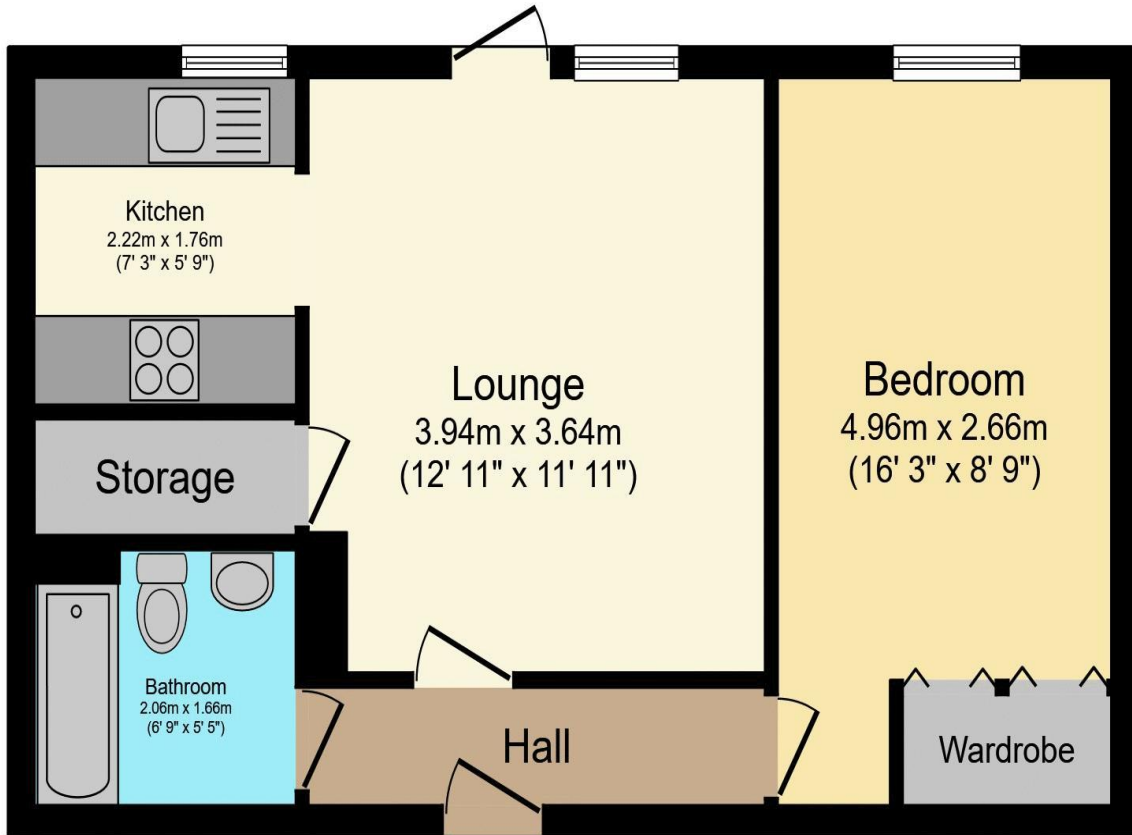
#### **A REDECORATED SOUTH FACING ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR WITH ACCESS TO PATIO AREA**

Hometor House is located close to Exmouth Town and the Quay and train station. Phear Park is also nearby which has a golf course, tennis courts and cafe. The Development was constructed by McCarthy & Stone (Developments) Ltd. The development comprises of 44 properties arranged over 3 floors each served by lift. The 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 has an entrance hall, lounge, kitchen, one bedroom 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 the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

- Residents' lounge
- Minimum Age 60
- 24 hour emergency Appello call system
- Communal Satellite Dish (additional fees apply)
- Communal Laundry facilities
- Guest Suite
- Development Manager
- Lift to all floors
- Lease: 99 years from 1985

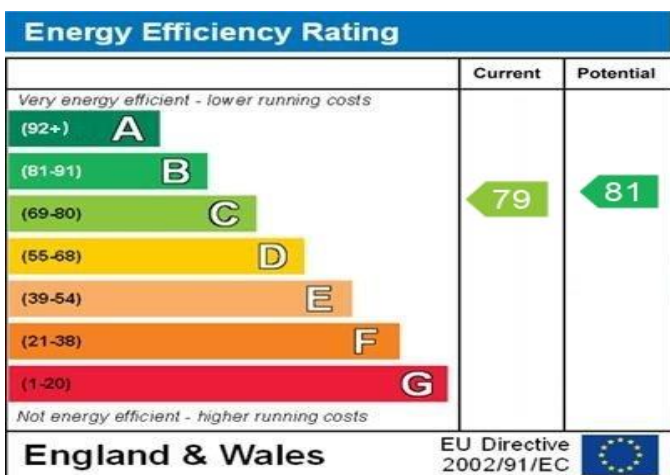


**For more details or to make an appointment to view, please contact Rachel Hazell**



Total floor area 42.4 m<sup>2</sup> (456 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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**For Financial Year Ending:**

**31/08/25**

**Annual Ground Rent:**

**£524.62**

**Ground Rent Period Review:**

**2029**

**Annual Service Charge:**

**£4,130.40**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer  
0% Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:  
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
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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.