



Flat 5 Trafalgar Court, Uffculme, EX15 3XL

Leasehold

£55,000

Council Tax Band - A

NO ONWARD CHAIN

This light and airy over 60s retirement apartment is situated in a popular complex just off the village centre of Uffculme with easy access to all the local amenities. This ground floor apartment is easily accessible either via the one flight of stairs from the parking area or by lift if required and benefits from spacious accommodation comprising lounge/diner, kitchen, double bedroom and shower room. In the complex which has a full time development manager is a residents lounge, laundry facilities along with a bookable guest suite (for an extra charge) plus parking and very well maintained communal gardens.

The village of Uffculme provides a post office stores, mini market, doctors surgery, public house, primary schooling and the ever popular Uffculme Secondary School Ofsted rating 'Outstanding'. A more extensive range of facilities is to be found in the nearby town of Cullompton with its two supermarkets, sports centre, library and Padbrook Golf Course and leisure centre. The M5 facilitates rapid commuting south to the Cathedral City of Exeter and north to the County Town of Taunton. The surrounding countryside offers a wealth of rural pursuits with the nearby Blackdown Hills being designated as an Area of Outstanding Natural Beauty. Whilst glorious riverside walks beside the Culm are to be found within about 100 yards. The picturesque National Parks of Dartmoor and Exmoor together with north and south Devon coastlines all within a modest car journey.

Communal Entrance and Halls

The complex offers a security entry door system, with entrance halls leading to the property, the residents lounge and laundry room

Entrance Hall



With personal door opening from a communal hallway, with storage cupboard ideal for hanging coats and storage for shoes as well as a separate airing cupboard housing the hot water tank with shelving. There is a night storage heater, entry phone system and telephone point doors leading to

Shower Room



Fitted with a three piece suite, comprising shower cubicle with electric shower over and glass screen doors, pedestal wash hand basin, low level WC, tiled walls, extractor fan, shaver socket, vanity cupboard and electric downflow heater

Bedroom



Finished with night storage heater and upvc double glazed windows facing rear aspect.

Living Room



With window looking out over the communal gardens to the front, upvc double glazed windows, television point, night storage heater, telephone point, wall mounted lights, large storage cupboard and archway through to

Kitchen



Comprising of roll edge worktop, stainless steel single drainer sink offering a wide range of cupboards and drawers underneath with matching eye level cupboards. Space for washing machine or dishwasher along with space for an electric freestanding cooker. There are tiled splashbacks, LED strip lighting and extractor fan.

Outside



To the front of the property is a well maintained mature garden laid to shingle with a path leading to the front gate, There are benches to sit on and enjoy the sunshine or a cup of coffee with other residents.

To the rear of the property, there is a tarmaced car park and we understand that spaces are available on a first come first served basis.

Agents Note

The agent understands that any interested party will need to be interviewed by the house manager for their suitability to reside within the complex

Facilities



The apartment benefits from a Full Time Development Manager and also offers a secure entrance procedure via an intercom system along with a 24 hour "aid-call" button giving all residents reassurance.

There is a fantastic range communal facilities included in the service charges including a residents lounge, indoor recycling facilities, communal laundry facilities along with a guest suite available at an extra cost. A lift provides access to all floors and is fully maintained along with the communal gardens providing plenty of seating areas for all residents to enjoy. There is also a private residents car park and parking is available on a first come first served basis.

The notice board available on all floors gives residents information on upcoming coffee mornings along with games, craft, concert and film afternoons and the Sunday Service happens once a month too. In December, there is a residents Christmas Lunch at one of the local pubs as well as a Christmas Carol Service in the residents lounge.

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Lease Details ()



The property is leasehold with a lease of 125 years from 1995. Occupants must be 60 years of age or over and have obtained the Estate Manager's approval for residency. There is a no pets policy for all residents.

The Ground Rent for the property is £225 per annum and the Service Charge is approximately £205 per calendar month.

Agent Information



VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

PLEASE NOTE Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations, Diamond Estate Agents have to undertake automated ID verification, AML compliance and source of funds checks. As from 1st May, 2024 there will be a charge of £10 per person to make these checks.

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use

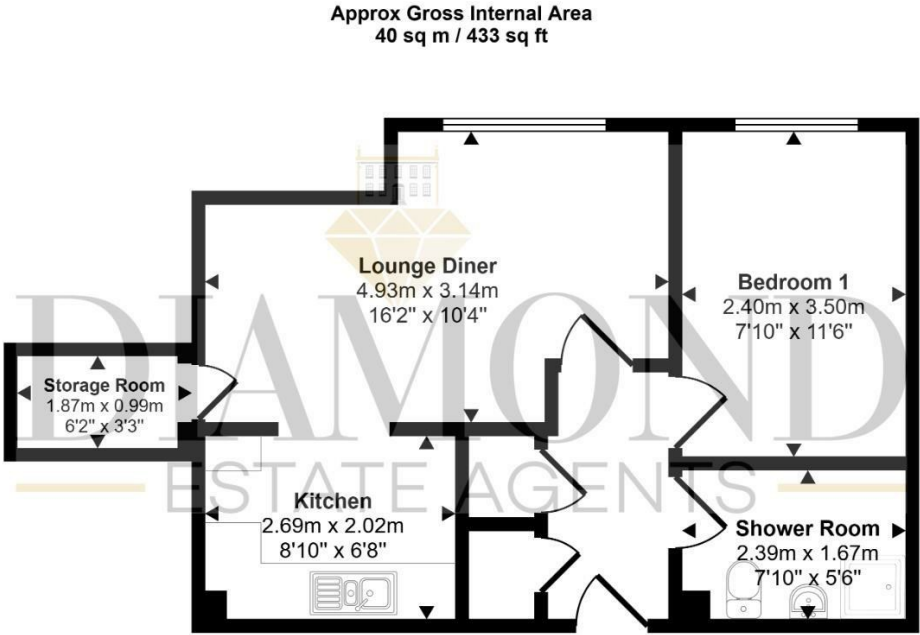
any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines.

We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

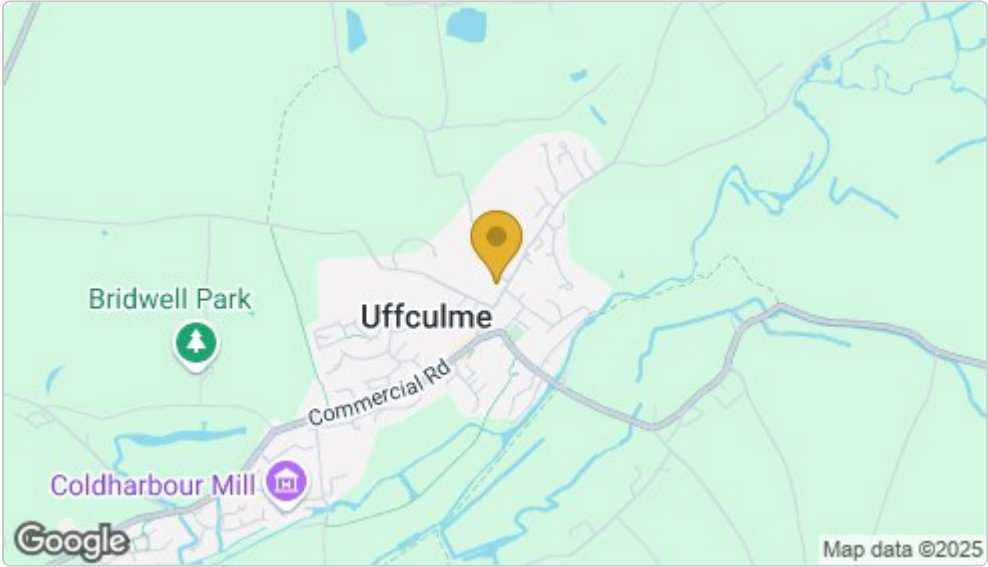
Floor Plan



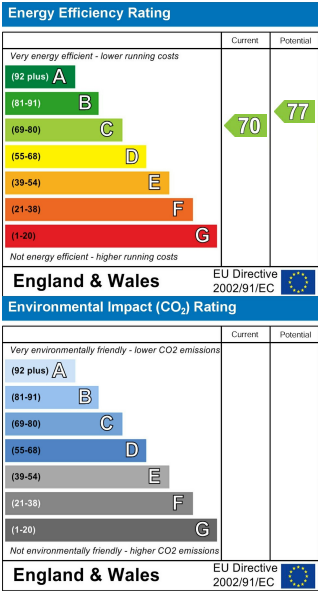
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.