



26 Tumbling Weir Court

Guide Price £225,000

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DESCRIPTION This recent development is conveniently situated in the heart of Ottery St Mary, with a range of excellent amenities including local independent shops, a supermarket and Post Office, along with excellent transport links to Exeter.

The apartment forms part of this McCarthy & Stone development, designed to enjoy the benefits of owning your own home, free from the worries of outside maintenance or gardening and with like-minded retirees as your neighbours. There is also a dedicated House Manager and a Homeowner Lounge in which to relax and socialise with a range of activities. There is even a Guest Suite where visiting friends and family can stay for a small charge.

The accommodation is well presented and offers a comfortable home with quality fixtures and fittings which include oak effect doors. The spacious sitting room/dining room is a lovely open-plan room with French doors opening to a Juliet balcony. The kitchen is well equipped with an extensive range of cupboards and drawers whilst incorporating modern appliances. The large double bedroom has a generous walk-in wardrobe. The luxury shower room is fitted with a stylish white suite.

Service Charge: - • Cleaning of communal windows

- Water rates for communal areas and apartments
- 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 service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service





- Conveniently situated in the heart of Ottery St. Mary
- French doors with Juliet balcony
- Kitchen incorporating modern appliances
- Shower room fitted with a stylish white suite
- Superb Communal facilities for social occasions
- Generous open plan sitting/ dining room
- Large double bedroom with walkin wardrobe
- Beautiful views across the stream towards the tumbling weir
- Guest suite for friends & family to stay for a small fee
- NO ONWARD CHAIN

