

17 Grove House, Fore Street, Topsham Exeter, EX3 0HF



A charming ground floor retirement property located within this popular centrally located retirement complex, offering manageable accommodation benefiting from a Lounge, Kitchen, Double Bedroom, Shower Room/WC. Beautifully maintained gardens and communal Parking. Guest Suite. No Chain.

Offers in the Region of £100,000 Leasehold DCX02559

17 Grove House, Fore Street, Topsham, Exeter, EX3 0HF

Grove House is a substantial Grade II Listed Georgian House, re-developed in the 1980's into a variety of apartments and town house for the active retired - age 60 plus. The property stands in delightful grounds for the use of all, with further shared facilities including parking area, residents lounge and bookable double bedroom for visiting family/friends. 17 Grove House enjoys a particularly good location within the development, just off the lovely cobbled courtyard.

THE ACCOMMODATION COMPRISES:

Lounge 12' 1" x 10' 5" (3.679m x 3.163m)

Access via part glazed front door. Front aspect secondary glazed window. Cove ceiling. Electric night storage heater. Archway through to the kitchen.



Kitchen 12' 0" x 5' 2" (3.657m x 1.582m)

Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces. Par tiled walls. Integrated oven and hob with extractor fan above. Plumbing for washing machine. Further appliance space. Extractor fan.



Bedroom 12' 8" x 7' 8" (3.849m x 2.336m)

Front aspect window with view over courtyard. Storage cupboard with wall mounted boiler and shelving. Cove ceiling. Electric night storage heater. Door through to en-suite shower room.



En-Suite shower room

Rear aspect frosted window. Three piece suite comprising walk in shower cubicle, low level WC, wash hand basin, wall mounted heater.



Outside

Grove House is set in delightful gardens.



Parking

Communal parking for residents and visitors.

Communal Lounge

Grove House has the benefit of a large communal resident's lounge which they share with Trafalgar Court to the ground floor of the main building which in turn leads to:-

Guest Bedroom

The guest bedroom is for the use of residents families and can be booked through the Resident Manager. This room is planned to be an en-suite in the near future.

Communal Laundry Room

The laundry room is situated to the rear of the main building and has a washing machine and tumble dryer for the use of all residents, and shared on a Friday Morning with Trafalgar court.

Extra Information

SERVICE CHARGE: £3720 per annum

199 YEAR LEASE - starting in 1986 You have to be over 60 years of age to buy an apartment in Grove House

Parking

There are communal parking areas to the side and rear of Grove House

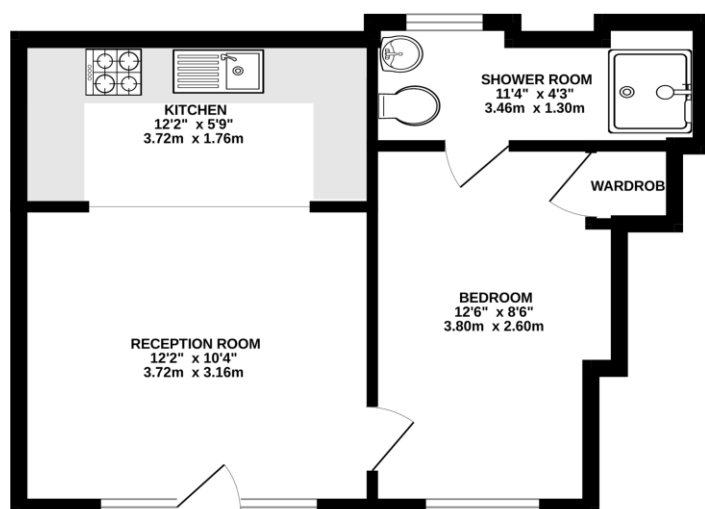
Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 350 sq.ft. (32.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 12/2023

Energy performance certificate (EPC)

Flat 17 Grove House Fore Street EXETER EX3 0HF	Energy rating D	Valid until:	7 September 2033
		Certificate number:	0334-3030-2201-2647-0200

Property type Ground-floor flat

Total floor area 34 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: