



35 Pym Court, Topsham, Devon EX3 0FR

A well presented assisted living one bedroom apartment in the sought after development of Pym Court situated in the heart of Topsham.

Topsham Railway Station 0.6 Miles / Topsham Centre 0.2 Miles / Aldi 0.3 Miles

• Available February • One Double Bedroom • Open Plan Sitting / Dining Room • Wet Room • South Facing Balcony • Unfurnished • Deposit: £2884 • 6 Month Initial Tenancy • EPC B • Tenant Fees Apply

£2,500 Per Calendar Month

01392 671598 | rentals.exeter@stags.co.uk

DESCRIPTION

A well presented assisted living one bedroom apartment in the sought after development of Pym Court situated in the heart of Topsham. The apartment comprises sitting/dining room, kitchen and wet room with a south facing balcony overlooking the communal grounds. Pym Court has an on site chef run bistro with changing seasonal menus, communal lounge and staff on call 24/7. Over 70s only. Unfurnished. EPC Band B. Available February. Tenants fees apply.

ACCOMMODATION

Front door opens into -

ENTRANCE HALLWAY

Radiator, intercom system and doors to -

SITTING ROOM 19'0" x 10'2"

Patio door out to balcony and radiator. Door to -

KITCHEN 6'10" x 6'10"

Floor and wall mounted cupboard and drawer units. Sink with drainer and mixer tap over. Built in oven with four

ring electric hob and extractor over. Integrated fridge/freezer. Window to the side aspect over looking communal grounds.

STORAGE ROOM

Washing machine and space for storage.

BEDROOM ONE 13'9" x 11'9"

Built in wardrobe, radiator and window.

WET ROOM

Shower, low level WC, wash hand basin set in vanity unit with mirror over.

FACILITIES / SERVICES

The development includes onsite chef-run bistro with changing seasonal menus, 24 hour on-site staffing, an Estate Manager, a domestic assistant (1 hour per week included in service charge, additional hours by arrangement), full wheelchair accessibility, tailored domestic support and personal care available should you need it, personal care packages available, resident's lounge, guest suite and landscaped gardens.



SITUATION

Topsham is full of excellent facilities including a range of independent shops, quality restaurants, pubs, primary school, outdoor swimming pool, tennis courts, bowling green and a sailing club. It is set on the River Exe and the town was historically world renowned for ship building in the medieval era. Communications are excellent with the city centre of Exeter nearby and a railway station in Topsham.

Exeter boasts shopping, entertainment, restaurants, Exeter Chiefs Rugby Club and university. It is just over 2 hours by train to London with daily flights from Exeter to London City airport.

LETTING

The property is available to let on a assured shorthold tenancy for an initial 6 months, unfurnished and is available February. RENT: £2500 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £2884 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on

their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required viewings strictly through the agents.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.





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Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
192 plus) A		88	88
131-191) B			
109-130) C			
85-108) D			
69-84) E			
55-68) F			
35-54) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are a guide only and should not be relied upon for any purpose.

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