Excellent

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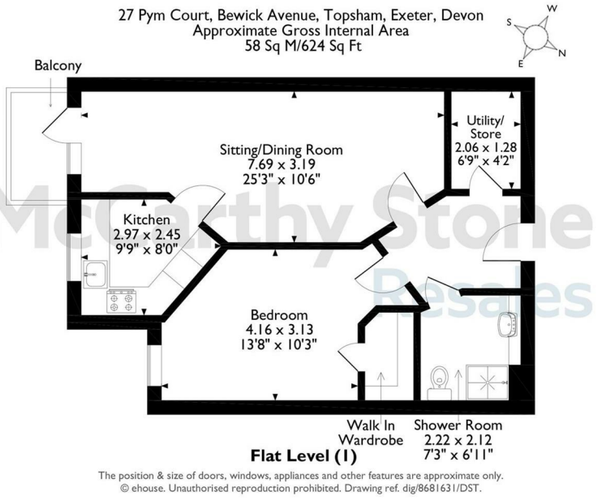

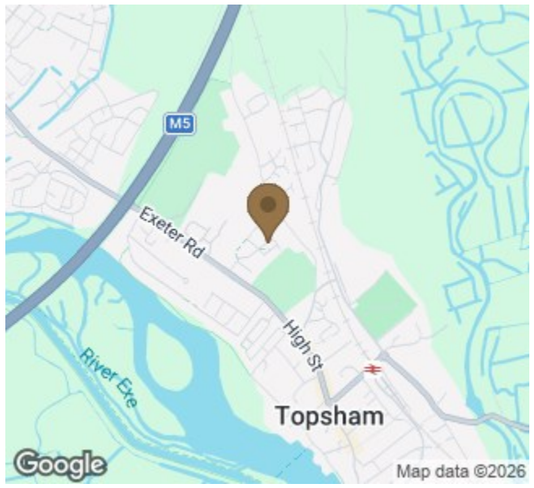

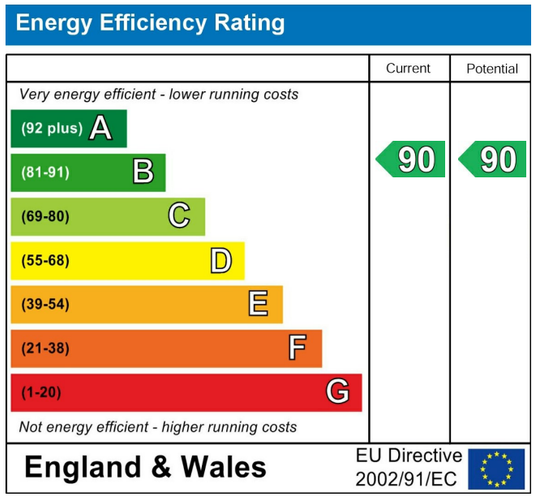

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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman

27 Pym Court

Bewick Avenue, Topsham, Exeter, EX3 0FR

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 27 Pym Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £239,950
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- First Floor Apartment With Lift Access To All Floors
- Walk Out Balcony Overlooking The Rugby Field
- Modern, Well Equipped Kitchen With Integrated Appliances
- Generous Size Double Bedroom With Walk In Wardrobe
- Modern Shower Room With Walk In Shower
- Bistro Serving Meals Daily
- Stunning Homeowners Lounge Where Social Events Take Place
- Wellness Suite
- Tailored Care & Support Services - 1 Hour Domestic Support Per Week Included Within Service Charge
- Centrally Located In A Coastal & Affluent Suburb Of Exeter

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

27 Pym Court, Topsham, Exeter

1 | 1 | Asking price £239,950

Pym Court
Pym Court is a stunning retirement development constructed in 2022, specifically for the over 70's. Even though our retirement properties in Topsham offer you the perfect opportunity to downsize, you'll never feel like you're making any sacrifices. This is because, on the development, you'll find everything you could possibly need to enjoy a full and active retirement. This includes a bistro and a communal lounge that regularly hosts events, along with a wellness suite for some 'me time'. There is also a guest suite available for when family and friends come to stay, and pets are more than welcome.

Pym Court allows Homeowners to live independently with support to suit their needs. The development has staff on-site 24-hours a day, 365 days a year, so help is always available in case of emergency. Homeowners also benefit from tailor-made support packages, plus one hour of domestic assistance is included within the service charge each week. You'll be able to decide which chores you want taken care of, so you'll have more time to do the things you love - but, you'll still be able to keep your independence and make use of the stunning landscaped gardens.

The Local Area
Topsham is a desirable and quirky town that boasts a selection of independent retailers. Within Topsham, there's a popular antiques centre, an authentic Sunday market and plenty of local stores where the owners are incredibly passionate about their goods.
Within the town, there's also a collection of distinctive buildings, including 17th century merchant houses that sit along The Strand. One of these is the Topsham Museum, where a number of interesting exhibitions are held.
If you like to get out and explore further afield, then you'll be pleased to know that Pym Court is located on a main bus route, with bus stops immediately outside the development. The development is also close to Topsham railway station, which sits on the Avocet Line. All trains from Exmouth to Exeter St David's stop at Topsham, and there's a half-hourly daytime service in each direction.

With so much to see, do and explore in the local area, it's perhaps no wonder that The Sunday Times voted Topsham as the best place to live in the South West in April 2019.

No.27
No.27 is located on the first floor and within easy reach of one of the lifts that serves all floors. The welcoming living room has access out on a balcony overlooking the rugby field and the modern kitchen offers a range of integrated appliances. The double bedroom has a walk in wardrobe and the modern shower room offers a level access shower.

Entrance Hall
Solid Oak-veneered entrance door with spy-hole. A security intercom system provides both a visual (via the home-owners TV) and verbal link to the main development entrance door, along with an emergency pull cord. Walk-in utility cupboard with washer/dryer, light, shelving, Gledhill boiler supplying hot water and 'Vent Axia' heat exchange unit. Feature glazed panelled door to Living Room.

Living Room
A light and airy living room with double glazed window and double glazed door opening out on to a balcony. Feature glazed panelled door to kitchen.

Balcony
A lovely, South Easterly facing, walk out balcony accessed from the living room with an outlook towards the rugby field.

Kitchen
Luxury soft white gloss-fronted fitted units with under unit lighting, contrasting worktops with matching upstands and incorporating an inset sink/drainer unit. Comprehensive range of integrated appliances comprise; a four-ringed hob with a contemporary glass splash panel and stainless steel extractor hood over, waist-level oven, integrated dishwasher, fridge and freezer. Electronically operated double-glazed window.

Double Bedroom
Double glazed window. Walk-in wardrobe offering ample hanging and shelving space. Emergency pull cord.

Shower Room
A modern facility with white sanitary ware comprising; level access shower, back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below, work surface over and mirror above. Ladder radiator, emergency pull cord and extensively tiled walls and floor.

Parking
No.27 has the added benefit of a privately owned parking space.

Additional Information & Services
• Ultrafast Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Service Charge
What your service charge pays for:
• Estate Manager who ensures the development runs smoothly
• CQC Registered care staff on-site 24/7 for your peace of mind
• 1 hour cleaning / domestic assistance per week, per apartment
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• The running costs of the onsite restaurant
• Cleaning of communal areas daily
• Cleaning of windows
• Maintenance of the landscaped gardens and grounds
• Repairs & maintenance to the interior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service Charge: £10,973.15 per annum (up to financial year end 28/02/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to .
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Lease Information
999 Years from the 1st January 2022
Ground rent: £435 per annum
Ground rent review date: January 2037

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Care & Support
The personal care services available at Pym Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.