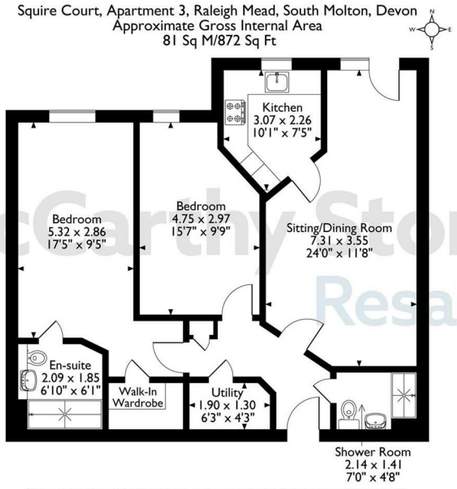
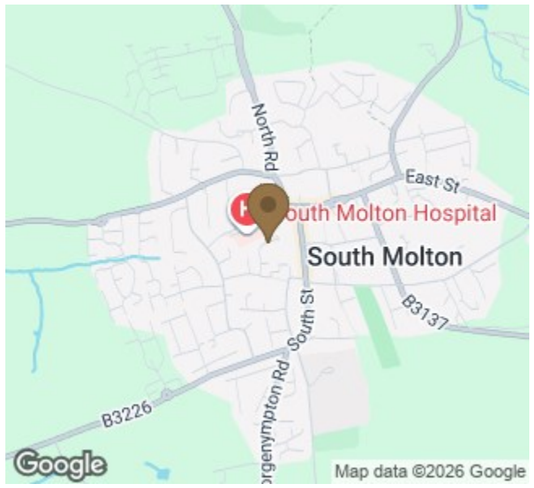
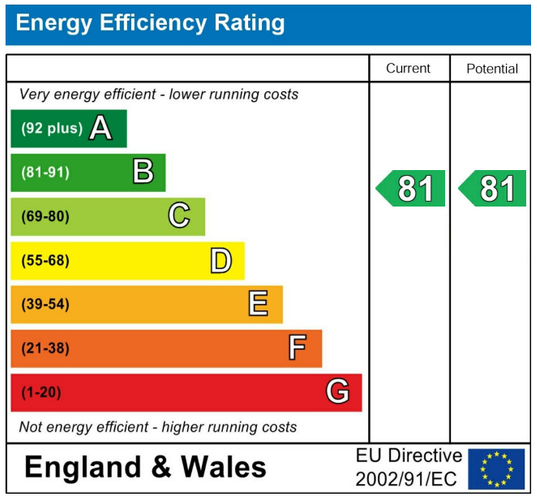
Excellent

Trustpilot

McCarthy & Stone
Resales.













3 Squire Court

Raleigh Mead, South Molton, EX36 4FL

2 | 2 | Council Tax Band: C

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 3 Squire Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £205,000
Leasehold

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

Why you'll love living here:

- Ground Floor Apartment
- Living Room With Direct Access Out On To Pretty Patio Area
- Well Equipped Kitchen With Integrated Appliances
- Two Bedrooms - Main Bedrooom With En-Suite Shower Room & Walk In Wardrobe
- Landscaped Communal Gardens
- Great Location for Town
- Guest Suite Available For Visiting Friends & Family
- Homeowners Lounge Where Social Events Take Place
- Excellent House Manager Who Oversees The Smooth Running Of The Development
- 24/7 Careline & Secure Entry System For Peace Of Mind

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The Property Ombudsman

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

3 Squire Court, South Molton

2 | 2 | Asking price £205,000

Squire Court

This is a 'retirement living' development exclusively for those aged over 60. Squire Court offers easy living allowing residents to enjoy retirement to the full. It's so easy to make new friends and to lead a busy and fulfilled life at Squire Court; there are always plenty of regular activities to choose from including; coffee mornings, fitness classes, games and quiz nights, fish and chip supper evenings, themed events and occasional organised trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners can remain as private or participate as they wish.

For peace of mind, our House Manager provides excellent support to homeowners ensuring the smooth running of the development. Additionally, the apartments are equipped with a 24-hour emergency call system. All the external property maintenance including gardening and external window cleaning is taken care of. In addition to privately owned luxury apartments, the development also offers beautiful social spaces such as a communal lounge, landscaped gardens and a guest suite where visiting family and friends can be accommodated for a small charge.

The Local Area

Squire Court is a prestigious development constructed in 2016 by award-winning retirement homes specialist McCarthy Stone and is located within easy access of the excellent amenities of South Molton, a vibrant Devon Market Town, including a post office, supermarket, independent shops, the very popular Pannier Market held on Thursdays and Saturdays, health centre, dentists and a library, along with a swimming pool, bowling club and numerous bridge clubs. South Molton also has plenty of places to eat, with traditional fish and chips, hotels, cafés and tea rooms.
The property is within easy reach of Exmoor National Park, North Devon's award-winning beaches and South West Coast path, just 15 minutes from the michelin star Mason's Arms restaurant and 30 minutes from Tiverton Parkway station with excellent cross country and intercity services (London 130 mins).

3 Squire Court

Occupying a desirable ground floor position within Squire Court, this well-presented two bedroom apartment enjoys direct access from the living room onto a private patio area, providing a lovely outdoor space and an appealing connection to the beautifully maintained communal surroundings. The apartment is also conveniently located close to the excellent communal facilities that Squire Court has to offer.

The generous living room provides a comfortable and welcoming space, featuring a modern fireplace with inset electric fire creating an attractive focal point, together with direct access onto the patio. The separate, well-equipped kitchen benefits from a comprehensive range of integrated appliances and provides a practical and stylish space for everyday living.

The principal bedroom is a particularly appealing feature, offering a walk-in wardrobe and the added convenience of a modern en-suite shower room. The second bedroom provides excellent flexibility and could equally be utilised as a study, hobbies room or occasional guest bedroom. A further shower room is conveniently located off the entrance hall, along with a useful walk-in utility/store cupboard housing the washer/dryer.

The apartment is further complemented by an efficient electric underfloor heating system throughout, providing comfortable and even warmth across the home.

A lovely opportunity to acquire a well-appointed two bedroom apartment in a convenient position within this popular retirement development.

Parking

Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Social Lifestyle

The Communal Lounge is at the heart of the community at Squire Court and is where the majority of social gatherings take place. Regular activities can include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens

One of the main social hubs of Squire Court is the patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in 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 House Manager.

Service Charge: £4,736.90 per annum (for financial year ending 30/06/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to .

Leasehold

Lease: 999 Years from 1st January 2016
Ground rent: £495 per annum
Ground rent review: 1st January 2031

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.













