

Guide Price £125,000



Flat 29 Clarks Court, High Street, Cullompton, EX15 1FB

- Ready to occupy, as soon as possible
- 1 notably large, double bedroom
- Large sitting/dining room with fine views
- Established communal gardens for residents to enjoy
- Communal lounge, laundry and other facilities
- In good order throughout, light and spacious
- Kitchen with integral appliances
- 24-hour aid call service
- Guest suite available for visitors
- Close to shops, regular bus service nearby

Sales, Lettings, Mortgages:

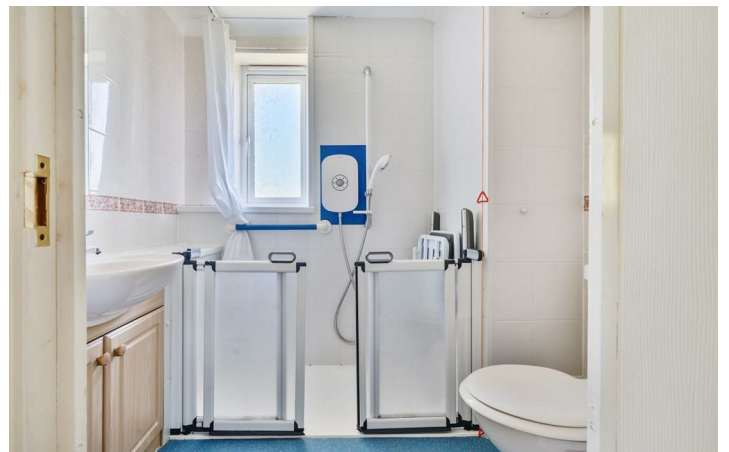
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

Flat 29 Clarks Court, Cullompton EX15 1FB

Watch the Seddons' Video Tour A spacious, first floor retirement apartment, situated in a sought after, McCarthy Stone complex in the town centre and enjoying views over the pond, garden and distant Blackdown hills. Close to local shops, Tesco and bus stops. No onward chain.



Council Tax Band: A



LongDescription

Clarks Court is a very smart complex of retirement apartments, built by McCarthy Stone in 2006, and set in the centre of Cullompton.

The concept is perfect, allowing residents, over the age of 55 years, to enjoy their own apartment with privacy and independence, yet at the same time be within the safety net of a very secure development, with the comfort of knowing that there is a house manager and alarm call system in place.

Number 29 has the benefit of light, airy and spacious accommodation and is situated on the first floor, with nearby stairs and a lift for easy access. With its corner position, it has a double aspect and windows from the sitting/dining room enjoy views across Forge Way and the activity of the car park, one way, and over the gardens, wildlife pond and distant hilltops the other.

The apartment is in very good order throughout and is very warm and cosy, with electric heating and double-glazed windows. The kitchen is well-appointed with a fitted oven, hob, extractor hood, fridge and separate freezer. The modern wet/shower room, with seat, is perfect for easy use and there is an emergency alarm call system, with pull cords in each room.

Other useful communal facilities include a well-equipped laundry room, with washing machines and dryers, and a guest suite, which can be booked for visiting guests for a nominal sum. There is also a secure residents' car park, with an electrically controlled security gate, and even covered parking for electric buggys.

Services: Mains electricity, gas, water and drainage.
Council Tax: Band A - Mid Devon District Council.
Tenure: Leasehold.

AGENT'S NOTES:

All the facilities including the 24-hour care line, the buildings insurance and water rates are provided within the service charge of £3449.40 paid in two instalments in March and in September. There is also a ground rent of £395 per year. The apartment is offered under a long Lease of 125 years, with approx.

107 years remaining. Please check these figures with your solicitor in the first instance to ensure they are correct.

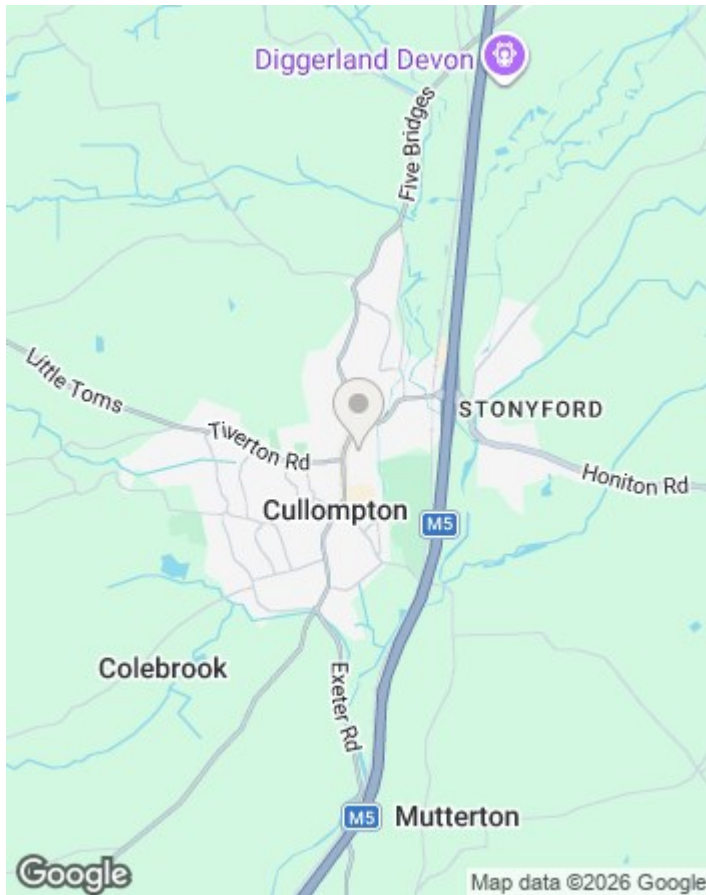
The apartment lies in the centre of Cullompton, which has a range of shops including 'Veyseys', an award-winning butcher's, Tesco, Aldi and Home Bargains supermarkets, take-aways and popular cafes including, 'The Bakehouse', 'The Lime Tree' and 'Nosh'. Other amenities include two primary schools, Cullompton Community College for secondary education, a contemporary health centre, a library and community centre, a doctor's surgery, a veterinary practice, churches, sports clubs, pubs, and recreation facilities.

From the town, there are popular walks through the river meadows, adjoining the River Culm, and other routes along the town's leat and surrounding country lanes.

Cullompton is ideally placed for commuting, with quick access to Exeter via J28 of the M5 or the B3181 main road through Broadclyst and Pinhoe. There are regular bus services through the town and rail links at Tiverton Parkway and Honiton stations, to London Paddington (in 2 hours) and London Waterloo, respectively. The 'Falcon' coach service also stops in the town, providing economic travel between Plymouth and Bristol, with stops in between, including Bristol Airport.

Exeter c.14 miles
Taunton c. 23 miles
Tiverton c. 7 miles
Tiverton Parkway Station c. 6 miles
Honiton c. 11 miles

Please see the floor plan for the dimensions. The internal photos have been taken with a wide-angle lens to show more of the rooms.



Directions

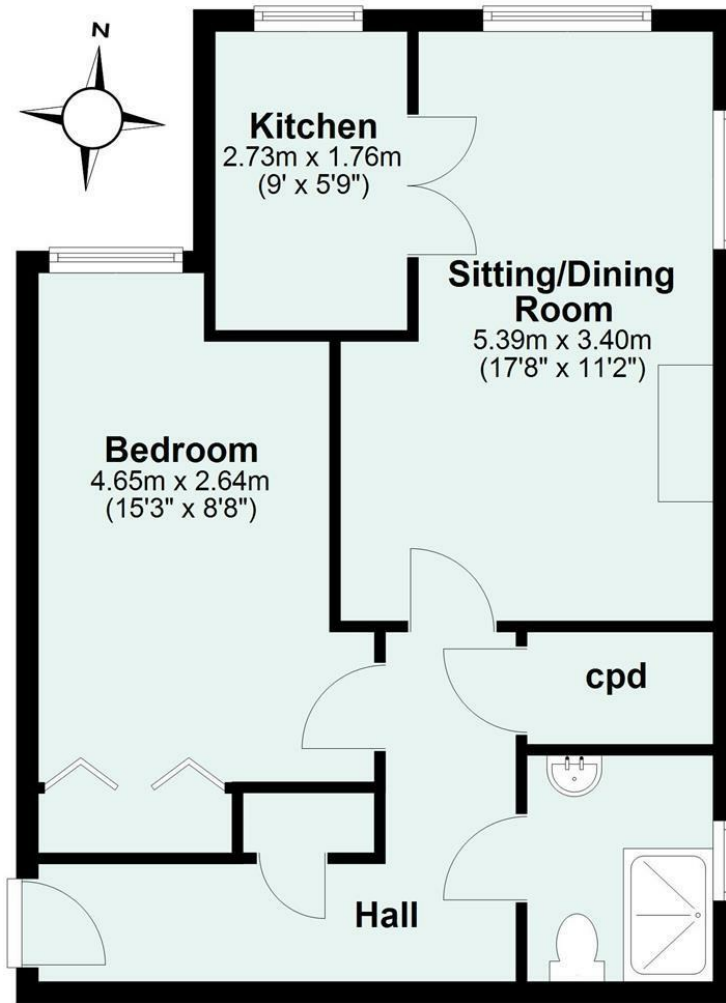
DIRECTIONS: From Seddons Cullompton office, Clarks Court lies on the opposite side of the road and to the left, where the arch leading to the complex can be seen. It is recommended all viewers meet a member of staff in the Seddons office before viewing.

Viewings

Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 50.0 sq. metres (537.8 sq. feet)

