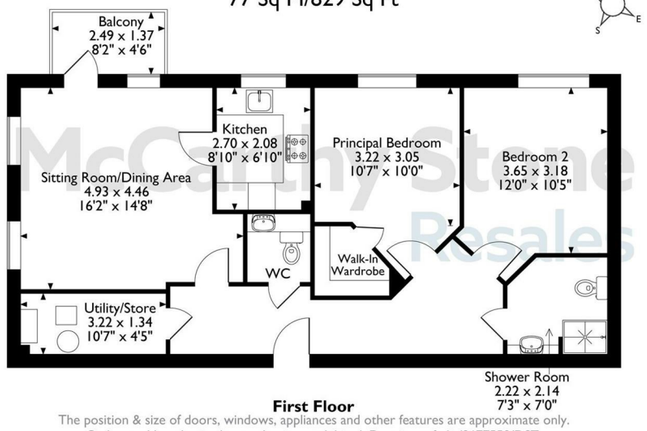
Excellent

Trustpilot

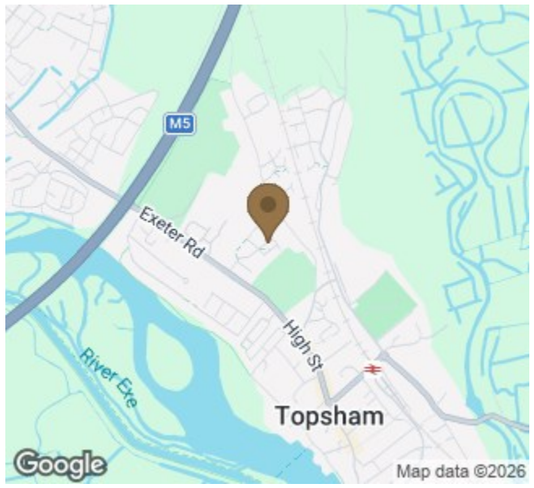
McCarthy & Stone
Resales.

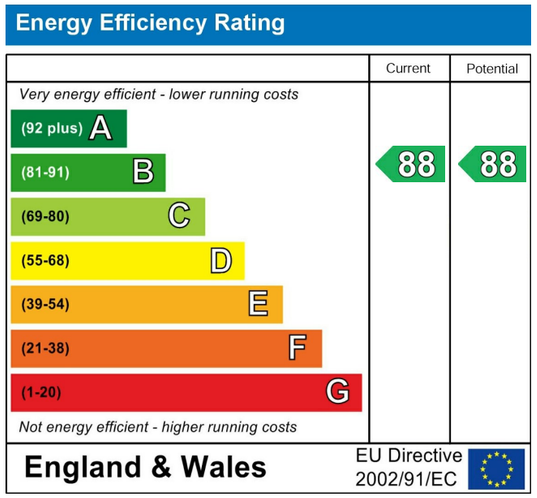
31 Pym Court, Bewick Avenue, Topsham, Exeter, Devon
Approximate Gross Internal Area
77 Sq M/829 Sq Ft



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8677558/DST.





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







31 Pym Court

Bewick Avenue, Topsham, Exeter, EX3 0FR

2 | 1 | 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 31 Pym Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £470,000
Leasehold

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

Why you'll love living here:

- First Floor Retirement Apartment - Lift Access To All Floors
- Generous Size Living Room With Walk Out Balcony Overlooking Gardens
- Modern, Well Equipped Kitchen With Integrated Appliances
- Two Bedrooms - Principal Bedroom With Walk In Wardrobe
- Bathroom With Walk In Shower & Separate Cloakroom
- Bistro Serving Meals Daily & Homeowners Lounge
- Wellness Suite
- Tailored Care And Support Services Available
- Centrally Located In A Coastal And Affluent Suburb Of Exeter
- Landscaped Communal Gardens

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

31 Pym Court, Exeter

2 | 1 | Asking price £470,000

Pym Court
Pym Court is a stunning retirement development 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 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.

31 Pym Court
31 Pym Court is a well-presented two-bedroom retirement apartment situated on the first floor, conveniently located just a short walk from the lift serving all floors. The bright and spacious dual-aspect living room enjoys a north/west-facing aspect, allowing for plenty of natural light throughout the day, and provides direct access to a walk-out balcony overlooking the beautifully landscaped communal gardens. The modern, well-equipped kitchen features a range of integrated appliances, combining style with practicality.

The accommodation further comprises two generous double bedrooms, with the principal bedroom benefiting from a walk-in wardrobe. The second bedroom offers excellent versatility and could alternatively be used as a separate dining room, home office or study. A contemporary shower room, additional separate WC and a particularly useful large walk-in airing cupboard/store complete the accommodation.

Additional Information & Services
• Ultrafast Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage
• No parking space is included within the sale

Social Lifestyle
The Communal Lounge is at the heart of the community at Pym 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.

The Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Pym Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Landscaped Gardens
One of the main social hubs of Pym Court is the large 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

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.

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, internet or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Annual Service Charge: £14,364.65 (for financial year ending 28/02/2027).

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

Lease Information
999 Years from the 1st January 2022
Ground rent: £510 per annum
Ground rent review date: 1st 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.









