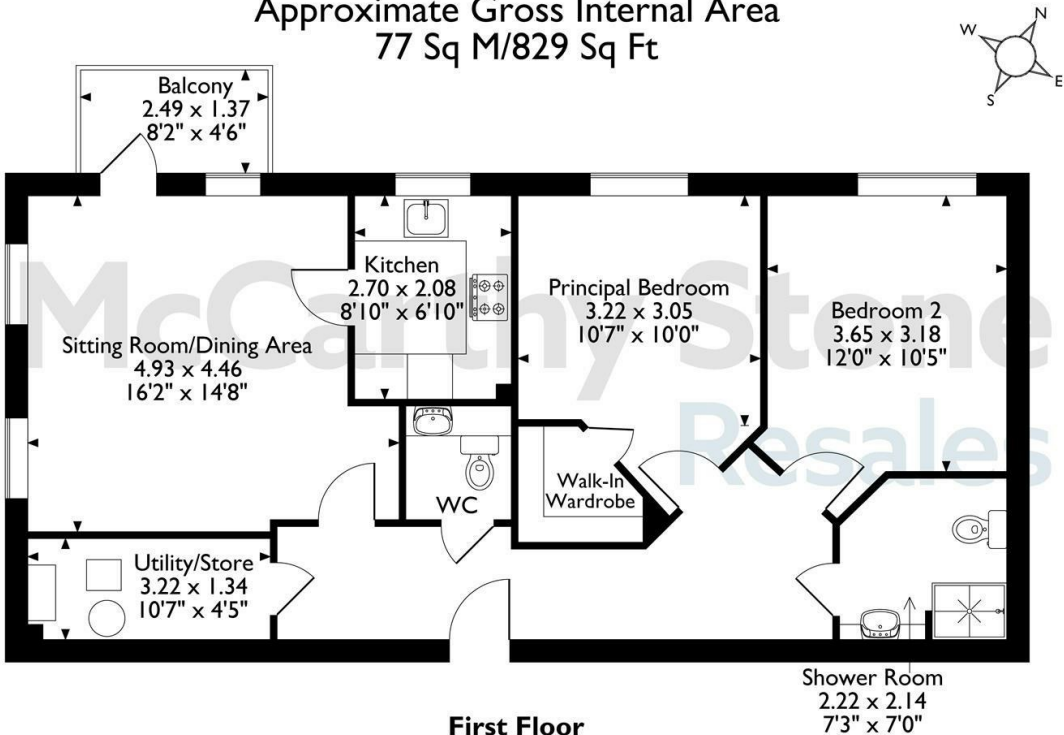


31 Pym Court, Bewick Avenue, Topsham, Exeter, Devon
Approximate Gross Internal Area
77 Sq M/829 Sq Ft



Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(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	

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. Please contact the Property Consultant for further information that 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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.



31 Pym Court

Bewick Avenue, Topsham, Exeter, EX3 0FR



Asking price £470,000 Leasehold

First floor, two bedroom retirement apartment situated within this stunning development for the over 70's. Walk out balcony overlooking the landscaped communal gardens, accessed from the spacious living room.
Energy Efficient *Pet Friendly* *On Site Bistro*

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Pym Court Bewick Avenue, Topsham, Exeter

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.

No.31
31 Pym Court is a well presented two bedroom retirement apartment located on the first floor with just a short walk to the lift that serves all floors. A bright and spacious dual aspect living room leads out on to the walk out balcony overlooking the landscaped communal gardens, and the modern kitchen incorporates a host of integrated appliances . There are two double bedrooms (master with walk in wardrobe), along with a shower room, additional WC and a large walk in airing cupboard/store.

Entrance Hall
Solid oak-veneered entrance door with spy-hole. A security intercom system provides a verbal link to the main development door and an

emergency pull cord. A large, walk in airing cupboard/store houses the washer/dryer, Gledhill water cylinder supplying hot water and the Vent Axia heat exchange unit. Feature glazed panelled door to Living Room.

Cloakroom
A modern facility with white sanitary ware comprising; a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below and work surface over with mirror above. Emergency pull cord.

Living Room
A very light and airy living dual aspect room with two double glazed windows and door opening to the walk out balcony.

Balcony
Overlooking the landscaped communal gardens, this is a lovely place to sit out and relax.

Kitchen
Double glazed window. Luxury soft white matt-fronted fitted units with under unit lighting, contrasting worktops with matching upstands and incorporating an inset sink/drainers 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 and concealed fridge and freezer.

Master Bedroom
A spacious double bedroom with walk in wardrobe with hanging and shelving space. Emergency pull cord.

Bedroom Two
A versatile room, that could alternatively be used as a separate dining room or study. Emergency pull cord.

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

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

2 Bed | £470,000

- 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.

Service Charge: £14,344.64 per annum (for financial year ending 28/02/2026)

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

Lease Information
999 Years from the 1st January 2022
Ground rent: £510 per annum
Ground rent review date: January 2037

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

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 that can assist with service charges or living costs.

- 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.

