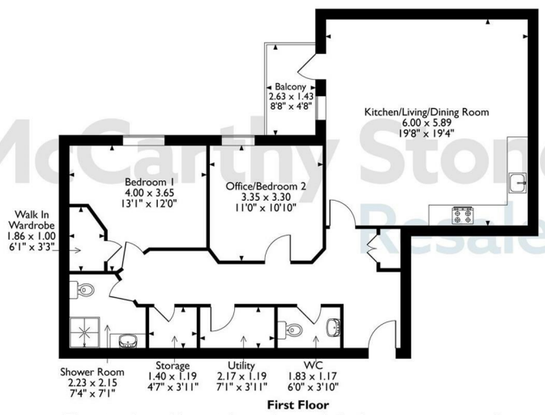
Excellent

Trustpilot

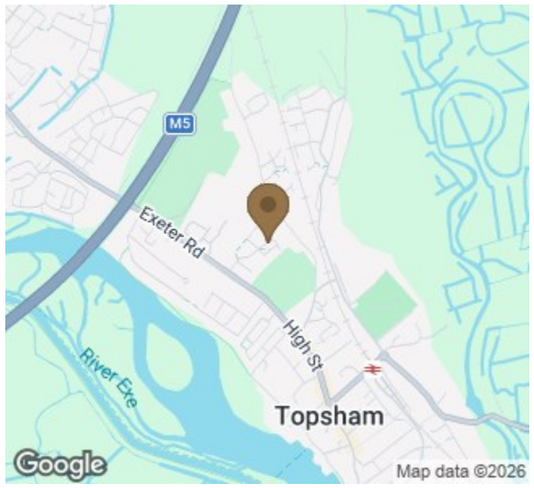
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Resales.

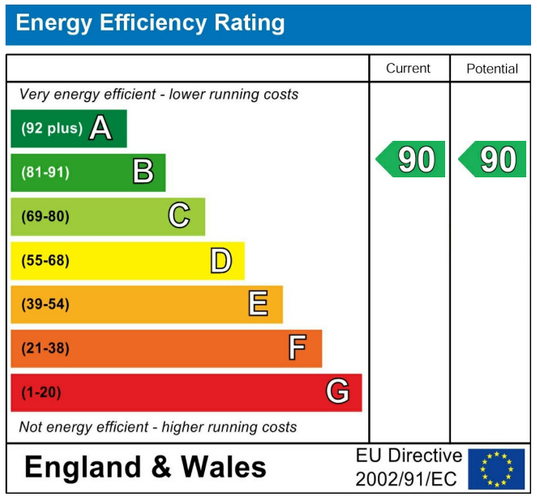
32 Pym Court, Bewick Avenue, Topsham, Exeter, Devon
Approximate Gross Internal Area
87 Sq M/936 Sq Ft



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







32 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 32 Pym Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £485,000
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 Open Plan Living Room/ Kitchen
- South Westerly Facing Walk Out Balcony Overlooking Gardens
- Two Bedrooms - Main Bedroom With Walk In Wardrobe
- Bathroom With Walk In Shower
- 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

32 Pym Court, Exeter

2 | 1 | Asking price £485,000

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.

32 Pym Court
32 Pym Court is a beautifully presented two-bedroom retirement apartment, ideally situated on the first floor with the lift conveniently located just a short walk away, providing easy access to all floors.

The well-proportioned accommodation features a bright and spacious open-plan living and kitchen area, creating a welcoming space to relax and entertain. The living area enjoys direct access onto a lovely south-westerly facing walk-out balcony, offering an attractive outlook over the beautifully landscaped communal gardens.

There are two generous double bedrooms, with the principal bedroom benefiting from a useful walk-in wardrobe. The second bedroom offers excellent versatility and could alternatively be used as a separate dining room, study or hobby room, depending on individual needs. Completing the accommodation is a modern shower room, a separate additional WC and a useful walk-in airing cupboard, providing valuable additional storage space.

Combining a well-presented interior, flexible living accommodation and a pleasant garden outlook, this lovely apartment offers comfortable and convenient retirement living in a welcoming setting.

Parking
No.32 has the added benefit of an owned parking space.

Additional Information & Services
- Ultrafast Full 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 Pym Court and is where the majority of social gatherings take place. Regular activities 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.

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.

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

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.







