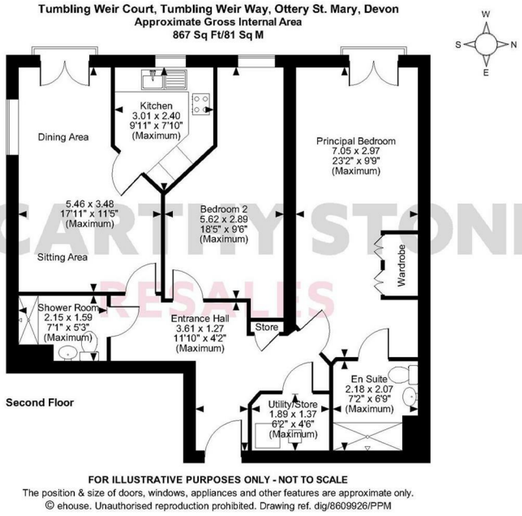
Excellent

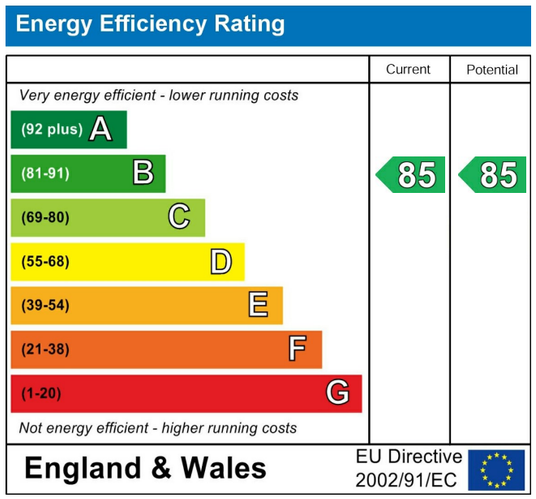
Trustpilot

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Registered in England and Wales No. 10716544

The Property Ombudsman







23 Tumbling Weir Court

Tumbling Weir Way, Ottery St. Mary, EX11 1GP

2 2 Council Tax Band: D

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 23 Tumbling Weir Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £250,000
Leasehold

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

Why you'll love living here:

- Second Floor Apartment - Lift Access To All Floors
- Living Room With Juliet Balcony
- Modern Kitchen With Integrated Appliances
- Two Bedrooms - Principal Bedroom With Juliet Balcony & En-Suite Shower Room
- Further Guest Shower Room
- Own Allocated Parking Space
- House Manager Oversees The Smooth Running Of The Development
- Homeowners Lounge Where Social Events Take Place
- Guest Suite Available For Visiting Friends & Family
- 24/7 Care Line & Secure Entry System For Peace Of Mind

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

23 Tumbling Weir Court, Ottery St. Mary

2 | 2 | Asking price £250,000

Development Overview

Tumbling Weir Court was constructed by multi-award winning McCarthy Stone in 2019, providing independent retirement living specifically for the over 60's. Homeowners enjoy the peace-of-mind provided by the day-to-day support of our House Manager who oversees the smooth running of the development. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. Tumbling Weir Court benefits from superb communal facilities including a homeowners' lounge, mobility scooter store and communal patio area, there is also the excellent guest suite widely used by visiting family and friends for which a small nightly charge applies.

This is a friendly and socially active community and it's easy to make new friends and to lead a busy and fulfilled life in this stunning development. There are always plenty of regular activities and, whilst there is something for everyone, home owners 'dip in or out' of activities, as they wish.

Property Overview

This well presented apartment offers generous accommodation and the dual aspect living room has a West facing Juliet balcony. The modern kitchen has a host of integrated appliances, both bedrooms are of a double size and the principal bedroom has a Juliet balcony, en-suite shower room and fitted wardrobe. There is a further guest shower room accessed via the hall. The apartment has a huge added benefit of its own allocated parking space!

Social Lifestyle

The Communal Lounge is at the heart of the community at Tumbling Weir Court and is where the majority of social gatherings take place. 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 Tumbling Weir Court is the large patio area. 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

Parking

No.23 has its own allocated parking space.

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.

Annual Service Charge: £5,375.88 for the financial year ending 31/03/2027.

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

Additional Information & Services

• Ultrafast Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Lease Information:

999 years from the 1st January 2019
Ground rent: £495 per annum
Ground rent review: 1st January 2034

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.













