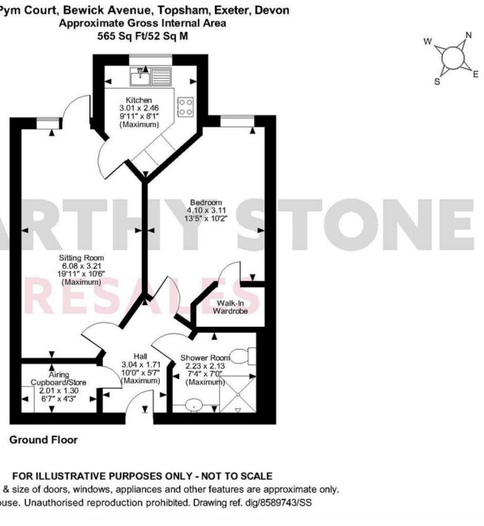
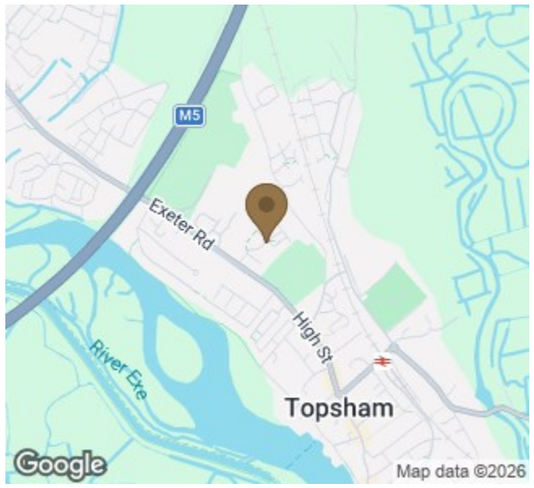
Excellent

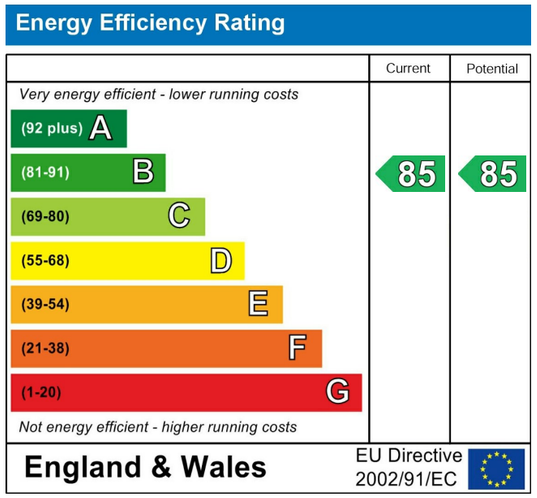
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Registered in England and Wales No. 10716544

The Property Ombudsman







14 Pym Court

Bewick Avenue, Topsham, Exeter, EX3 0FR

1 | 1 | Council Tax Band: B

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

Offers in the region of £219,999 Leasehold

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

Why you'll love living here:

- Ground Floor Retirement Apartment - Close to Development Amenities
- Access From Living Room On To Pretty Patio Area
- Modern Kitchen With Integrated Appliances
- Generous Size Double Bedroom With Walk In Wardrobe
- Modern Bathroom With Walk In Shower
- Bistro Serving Meals Daily
- Stunning Homeowners Lounge Where Social Events Take Place
- Wellness Suite
- Tailored Care & Support Services - 1 Hour Domestic Support Per Week Included Within Service Charge
- Centrally Located In A Coastal & Affluent Suburb Of Exeter

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

14 Pym Court, Topsham, Exeter

1 | 1 | Offers in the region of £219,999

Pym Court
Pym Court is a stunning McCarthy Stone development, having been completed in 2022. It 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 can also benefit from tailor-made support packages and an hour of domestic assistance per week is included within the service charge. 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.

There are a variety of regular activities to choose from including; coffee mornings, film nights and themed events. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities or quite naturally, remain as private as they wish.
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. There is also a guest suite for when family and friends come to stay, and pets are more than welcome.

The Local Area
Topsham is a coastal and affluent suburb of Exeter that sits alongside the Exe estuary, which is famous for its sailing and water sports. It was once a thriving port and shipbuilding centre, and today there's still a charming passenger ferry that transports passengers across the Exe, as well as plenty of waterside pubs where you can stop for lunch. You can even take long or short cruises where you can discover the wildlife of the Exe estuary or visit Exmouth's sandy beaches.
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.

Pym Court is located on Exeter Road in the heart of Topsham, with a great range of local amenities close by. An Aldi supermarket is just 0.3 miles away, and you'll be able to reach a great range of bars and restaurants if you head 0.2 miles in the other direction. If you'd like to travel further afield, then Topsham railway station is only 0.6 miles away from the development.
There's plenty to keep you busy in Topsham. Topsham Recreation Ground is just 0.3 miles away from Pym Court and Topsham Swimming Pool is 0.5 miles away.

14 Pym Court
Occupying a desirable ground floor position, this attractive apartment offers well-presented accommodation, combining modern comforts with the added benefit of direct access to a patio area. The spacious living room provides a welcoming space in which to relax and entertain, with doors opening directly onto the patio, ideal for enjoying a little outdoor space. The contemporary kitchen is thoughtfully fitted with a range of integrated appliances, creating a stylish and practical setting for everyday living. The generous double bedroom benefits from a useful walk-in wardrobe, providing excellent clothes storage, while the modern bathroom features a walk-in shower. Further storage is provided by a separate walk-in airing cupboard. The apartment is conveniently situated close to Pym Court's fantastic range of homeowners' facilities, including the welcoming bistro and homeowners' lounge, as well as the mobility scooter store and refuse room. An appealing home offering comfort, convenience and easy access to everything this wonderful development has to offer.

Additional Information & Services
- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage
- No parking space 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 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.

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 or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.
Service Charge: £10,973.15 per annum (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: £435 per annum
Ground rent review date: 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.







