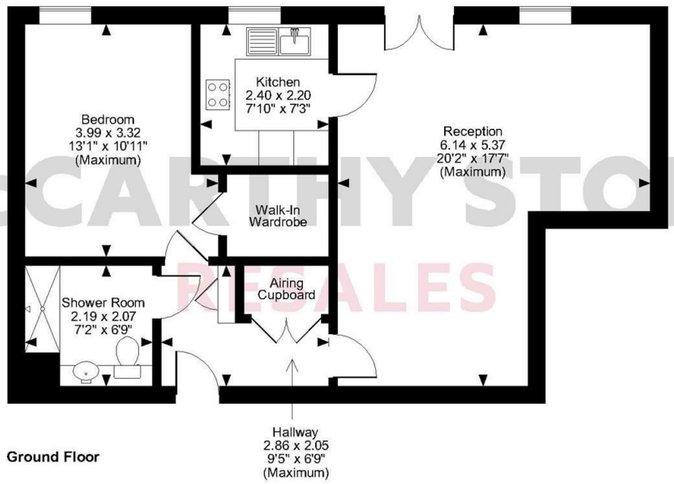
McCarthy Stone
Resales

Tumbling Weir Court, Tumbling Weir Way, Ottery St. Mary, Devon
Approximate Gross Internal Area
646 Sq Ft/60 Sq M



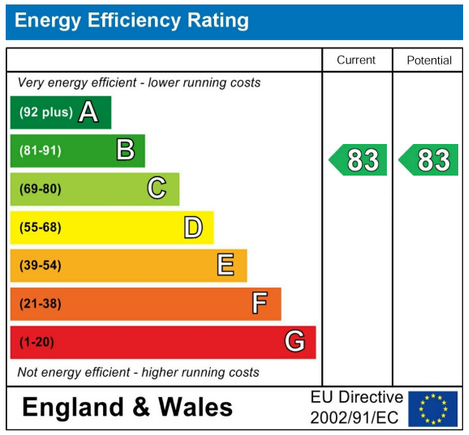
Ground Floor

McCARTHY STONE RESALES

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The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C





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The Property Ombudsman

McCarthy Stone
Resales

26 Tumbling Weir Court

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

PRICE REDUCED







PRICE REDUCTION

Asking price £212,500 Leasehold

This delightful one-bedroom apartment is located at McCarthy & Stones Tumbling Weir Court, Retirement Living Development for the over-60's. This property is conveniently located on the second-floor providing views across the communal gardens and mill stream.

The residence includes a generous size living room with Juliet balcony, fitted kitchen with integrated appliances, double bedroom with a walk-in wardrobe, bathroom fit with an access-level shower, and an airing cupboard.

On site facilities include, a homeowners' lounge, mobility scooter store, communal patio area, and an excellent guest suite widely used by visiting family and friends. Don't miss the chance to make this lovely property your new home!

Energy Efficient *Pet Friendly*

Call us on 0345 556 4104 to find out more.

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

Tumbling Weir Way, Ottery St. Mary

1 Bed | £212,500

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 beautifully presented apartment is situated on the second floor (with no apartment directly above) with a lift located close by that serves all floors. The generous 'L' shaped living room is of a generous size, is bright and airy and has a Juliet balcony with a leafy outlook, the modern kitchen has a host of integrated appliances and the walk in utility cupboard is a very useful area that includes a washer/dryer. The double bedroom is of a good size and includes a walk in wardrobe and the modern shower room has a level access, walk in, double shower.

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 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:
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £3,505.53 per annum (for financial year end 31/03/2027)

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: £425 per annum
Ground Rent Review Date: 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.

Shared Ownership
This apartment can be bought via the shared ownership scheme, or purchased at 100%. Shared ownership buyer eligibility criteria can be found at homereach.org.uk/general-eligibility.

The rent payable for a 70% share is £364.75 per month. Higher shares can be purchased, which in turn, brings the monthly rent down.

PRICE REDUCED













