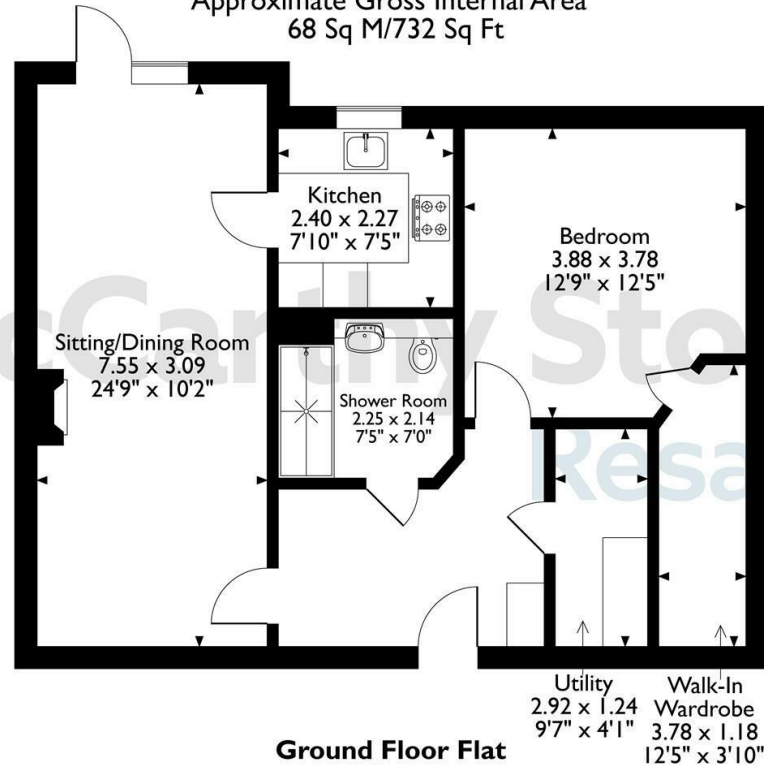


Squires Court, Apartment 9, Raleigh Mead, South Molton, Devon
Approximate Gross Internal Area
68 Sq M/732 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8692457/DST.

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	83	83
(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. 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. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.
Registered in England and Wales No. 10716544



9 Squire Court

Raleigh Mead, South Molton, EX36 4FL



Asking price £195,000 Leasehold

Beautifully presented, ground floor, one bedroom retirement apartment with direct access from the living room on to a patio area and the landscaped communal gardens.
Pet Friendly *Energy Efficient*

Call us on 0345 556 4104 to find out more.

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

Squire Court, South Street, South Molton

Squire Court

Squire Court is a 'Retirement Living' development providing an independent living environment exclusively for those over 60 years of age and therefore ensuring there are many like-minded home owners. Squire Court offers the level of freedom needed to maintain your independence for longer in your own home, living retirement to the full. It's so easy to make new friends and to lead a busy and fulfilled life at Squire Court; there are always plenty of regular activities to choose from including; coffee mornings, fitness classes, games and quiz nights, fish and chip supper evenings, themed events and occasional organised trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

For peace of mind our House Manager provides excellent support to Home Owners whilst ensuring the smooth running of the development. Additionally, the apartments are equipped with a 24-hour emergency call system. All the external property maintenance including gardening and window cleaning is taken care of. In addition to privately owned luxury apartments the development also offers beautiful social spaces such as a communal lounge, landscaped gardens and a guest suite where visiting family and friends can be accommodated for a small charge.

The Local Area

Squire Court is a prestigious development constructed in 2016 by award-winning retirement homes specialist McCarthy Stone and located within under five minutes walk of the excellent amenities of South Molton Town Centre, including a post office, supermarket, independent shops, the very popular Pannier Market held on Thursdays and Saturdays, health centre, dentists, a swimming pool and a library. South Molton also has plenty of places to eat, with traditional fish and chips, fantastic pubs, fine-dining hotels and quirky cafés.

No.9

Occupying a prime ground floor position with a west-facing aspect and patio area leading to the lovely landscaped gardens of Squire Court. The apartment is situated within easy reach of the fantastic communal facilities of the development and comprises; a good sized living room with French doors opening onto a pretty patio, the quality kitchen has a comprehensive range of appliances, the walk-in utility cupboard has a washer/dryer, the double bedroom has a walk in wardrobe and there is a bathroom with level access shower.

Entrance Hall:

Of a good size having a solid entrance door with spy-hole, security

intercom entry system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door, plus emergency pull cord. Large walk-in utility cupboard with light and shelving, automatic washer/dryer and housing both the Gledhill water cylinder supplying hot water, and the Vent Axia heat exchange unit. A feature glazed panelled door leads to the Living room.

Living Room:

A bright and airy room with a double-glazed French door with matching side-panel opening on to the patio and leading to the gardens. A modern electric fireplace creates a focal point, and a feature glazed panelled door opens into the kitchen.

Kitchen:

Electrically operated double-glazed window. Comprehensive range of contemporary styled soft white, high-gloss fitted wall and base units with contrasting laminate worktops and matching upstands, incorporating a stainless steel inset sink unit. Integrated Bosch appliances comprise; a four-ringed hob with glazed splashback and stainless steel chimney extractor hood over, waist level single oven and concealed fridge and freezer. Tiled floor.

Double Bedroom:

Of a good size with a double-glazed picture window with outlook of the gardens. Walk-in wardrobe with light, extensive hanging space and shelving.

Shower Room:

With modern white sanitary ware comprising; Walk-in level access shower with both raindrop and adjustable shower heads, back-to-the-wall WC with a concealed cistern, vanity wash-hand basin with storage cupboard below and mirror with integrated light and shaver point above. Ladder radiator, emergency pull cord, extensively tiled walls and fully tiled floor,

Additional Information & Services

- Superfast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

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

1 Bed | £195,000

- 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.

Service charge: £3,157.92 per annum (for financial year end 30/06/2027)

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

Leasehold:

Lease 999 years from the 1st January 2016

Ground rent: £425 per annum

Ground rent review date: January 2031

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.

