



11 Squire Court



Barnstaple 10 miles Tiverton 18 miles

A beautifully presented first floor luxury apartment for retirement living

- Beautifully Presented First Floor Apartment
- Hallway and Shower Room
- Living / Dining Room
- Fitted Kitchen
- 2 Double Bedrooms (Master En-Suite)
- South-Facing Balcony
- Exclusive Development with Communal Areas
- Over 60s Only
- Council Tax Band C
- Leasehold

Guide Price £217,500

Situation

Squire Court is located in a peaceful cul-de-sac in the market town of South Molton. Focused around the town square, South Molton offers a comprehensive range of everyday amenities including a good variety of independent shops, Sainsbury's supermarket, Post Office, banking facilities, library, pubs, restaurants and café's. The town dates from the Saxon era and bustles when the award winning twice weekly pannier markets and livestock markets take place. The A361 bypasses the town and provides good access to the regional centre of Barnstaple to the east and Tiverton and M5 to the west at junction 27 where Tiverton Parkway Station also provides an express service to London Paddington. The main bus route from Tiverton to Barnstaple passes through the town.

Description

Squire Court was built in 2016 by award winning retirement homes specialists McCarthy Stone and is available exclusively for those aged 60 years and over wishing to enjoy retirement to the full. The development offers owners the opportunity to maintain independent living in their own home, surrounded by like-minded people. A House Manager provides excellent support and peace of mind to home owners, ensuring the smooth running of the development and alleviating the usual stresses caused by many aspects of property ownership. All apartments are also equipped with a 24-hour emergency call system. In addition to the apartment, owners have the use of several social and communal spaces, including landscaped gardens and a large communal lounge.

No.11 is a superbly presented, south-facing apartment on the first floor with a lovely outlook across the communal grounds.

Accommodation

The front door opens into a welcoming entrance HALL with a large, walk-in UTILITY cupboard with shelving, boiler for hot water, heat exchanger system and washing machine. The spacious LIVING/DINING ROOM provides ample space for sitting and dining and has a glazed door to the south-facing balcony. The

contemporary fitted KITCHEN features an excellent range of units with worktop over and matching wall units, stainless steel sink/drainage with mixer tap. Integrated appliances include an electric hob with extractor hood over, single electric oven and separate fridge and freezer. Returning to the main hall, further doors lead off to a superbly fitted SHOWER ROOM/WC and to the TWO DOUBLE BEDROOMS. The MASTER BEDROOM is a particularly good size double with a large, walk-in wardrobe and a superbly fitted EN-SUITE WETROOM.

Service Charge

The annual service charge is currently £4,619.18 (for the year ending 30/6/26) and includes:
Cleaning of communal windows and the exterior of all apartment 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 cost of the House Manager who oversees the smooth running of the development.

Tenure

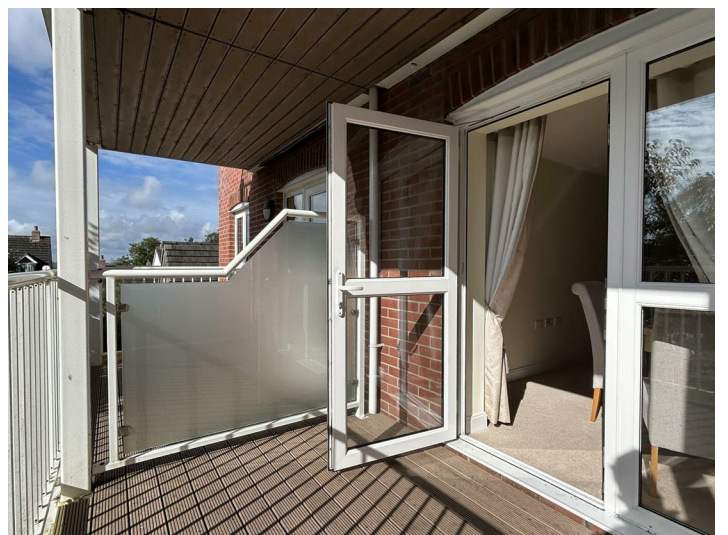
Leasehold.
Lease 999 years from 2016. Ground rent £495 per annum (Ground rent review date: Jan 2031)

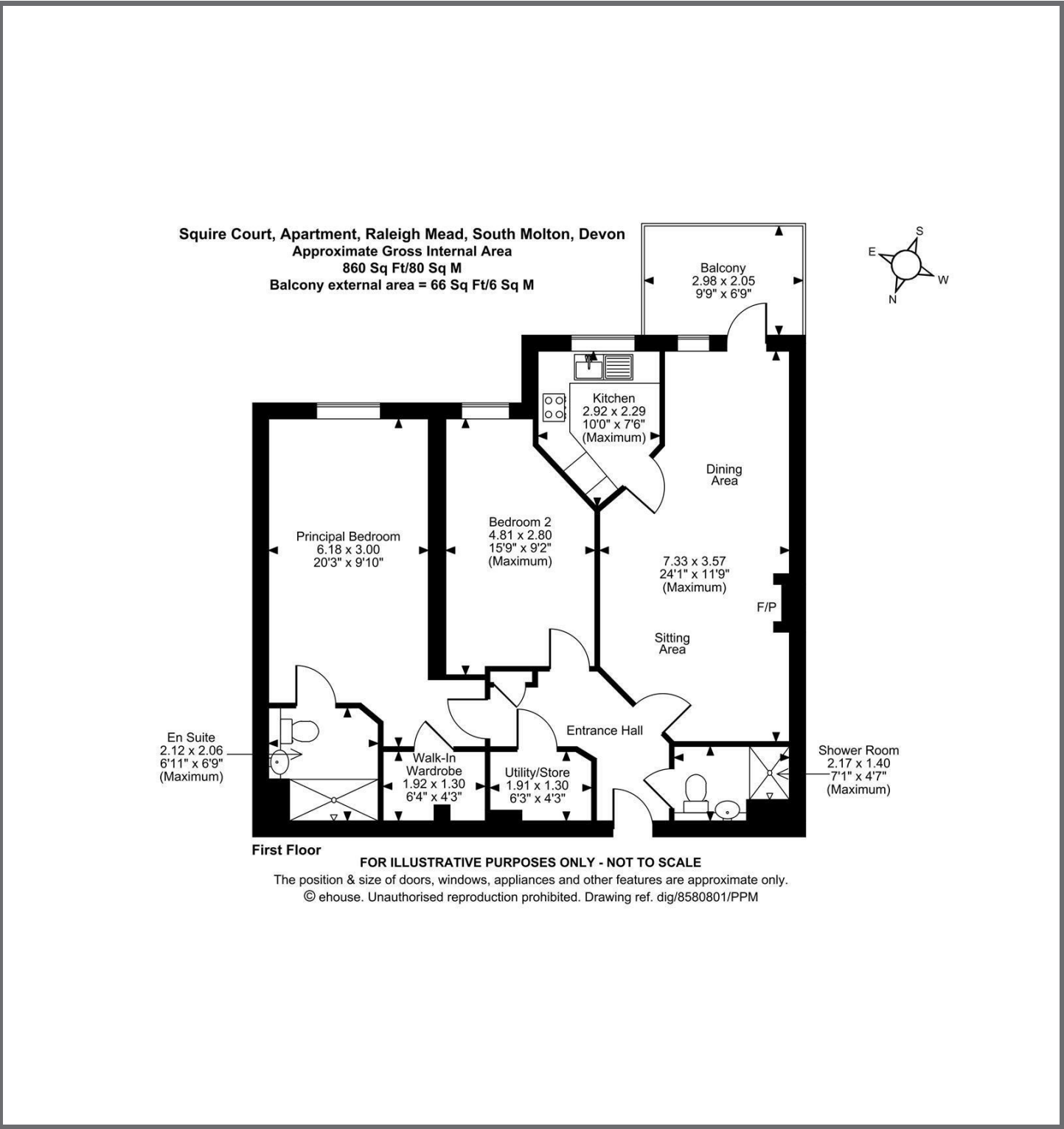
Viewing

Strictly by appointment please through the sole selling agents, Stags on 01769 572263.

Directions

From South Molton take the B3227 (West Street) leading out of the town towards Umberleigh. Continue along this road, taking the third left hand turn into Raleigh Park. Continue down the hill and take the third left turn into Raleigh Mead. Continue up the hill, keep left at the top and follow this road to the end whereupon Squire Court will be found on the right.
What3words Ref: clerk.output.delays





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		88	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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