



£155,000
6 Roswell Court, 8 Douglas Avenue, Exmouth, EX8 2FA



In Brief...

- A particularly desirable purpose built ground floor retirement apartment in a select secure development
- McCarthy & Stone Assisted Living providing help and support in retirement for the over 70's
- Convenient for the seafront and town centre
- Living room with a private patio area
- Modern kitchen with built-in appliances
- Double bedroom with a large built-in wardrobe
- Wet room with level access shower and a bath
- Estate Manager and 24/7 staffing
- 24 hour careline system for further reassurance
- Excellent communal facilities with beautiful gardens and car parking area
- Superb restaurant with daily lunch service
- Guest suite for visiting family and friends
- UPVC double glazing and electric underfloor heating
- Council Tax Band 'B'. EPC = C
- Stamp duty to be paid by the seller based on a main home.

Worth viewing because...

A particularly desirable twin aspect one bedroom purpose-built ground floor Assisted Living retirement apartment enjoying a restaurant, guest suite, laundry room, electric scooter store and residents' lounge. This apartment is also one of not many with its own private door leading to the outside in addition to the communal entrance.

In more detail...

Situated within proximity to the sea is this one bedroom ground floor apartment located at the front and side of the building with a private patio area. There is also a restaurant, laundry room, scooter store and other shared facilities. Located on the ground floor of this very popular development benefitting from a fabulous communal roof terrace and therefore benefitting from not only the opportunity to 'keep an eye' on life to the front of Roswell Court but also enjoy what are quite stunning panoramic coastal views from the terrace, a very pleasant place to enjoy a coffee or a glass of wine in the evening. The living room has a private patio, there is a fitted kitchen complete with integrated appliances, the double bedroom has a built-in wardrobe and there is a modern wet room with level access shower and a separate bath. A lift service provides access to the excellent communal facilities of Roswell Court.

Constructed in 2013 by multi award – winning McCarthy & Stone and occupying an envious position with expansive sea views. Roswell Court provides a fantastic lifestyle living opportunity for the over 70's. A 'Retirement and LIVING PLUS' development designed for independent living with the peace of mind provided by the day to day support of excellent staff and Estate Manager who oversees the smooth running of the development. Homeowners benefit from an hour of free domestic assistance each week and there are extensive domestic and care packages available to suit individual needs and budgets. All apartments are equipped with a 24 hour emergency call facility and sophisticated intercom system providing a verbal link to the main development entrance. There is also a guest suite widely used by visiting family and friends for which a small charge applies. The development features excellent communal facilities including a homeowner's lounge, restaurant with a fantastic, varied, daily table service lunch. Laundry, scooter store and landscaped gardens. There is a path from the development leading down to Exmouth Cricket ground and the sandy beach.

The Coastal Town of Exmouth...

"The property is in a great location convenient for the town centre and walks along the seafront with all local amenities close-by. The Exe Estuary has been designated an 'Area Of Outstanding Natural Beauty' and offers further exceptional walks and a cycle path leading to Lypstone and continues beyond through to Exeter. The opportunities to enjoy a variety of sports in addition to bowls, cricket and golfing pursuits in the area are also plentiful. Exmouth train station provides access to the nearby Cathedral city of Exeter and beyond. Exmouth, being a highly commutable coastal town and also within 20 minutes of the M5 motorway junction, offers an ideal base for those seeking an enhanced coastal lifestyle and enjoyment of all the area has to offer."

Bear in mind...

There are communal landscaped gardens with a predominantly Southerly aspect, from which coastal views can be enjoyed, a path leads down passed the Cricket ground through 'The Maer' and to the beach. Car parking is available with a yearly permit at a charge (subject to availability). All internal doors are quality oak veneered. In addition to the excellent underfloor heating there is economic 'Vent Axia' heat recovery 'heat exchange' system. Utilising the hot air generated within the property and recirculating this back into the principal rooms.



Tenure & Outgoings...

Leasehold – 125 years from 2012.

Ground Rent – £435 per annum. Ground rent review date: June 2027.

Service Charge – 1st April 2024 – 31st March 2025 = £10,164.12 annually or £847.01 monthly.

Agents Note...

This is a McCarthy & Stone retirement and Living Plus development for the over 70's

Room measurements...

Living Room: 5.48 narrowing to 4.48 x 3.13

Kitchen: 2.92 x 2.08 maximum measurements.

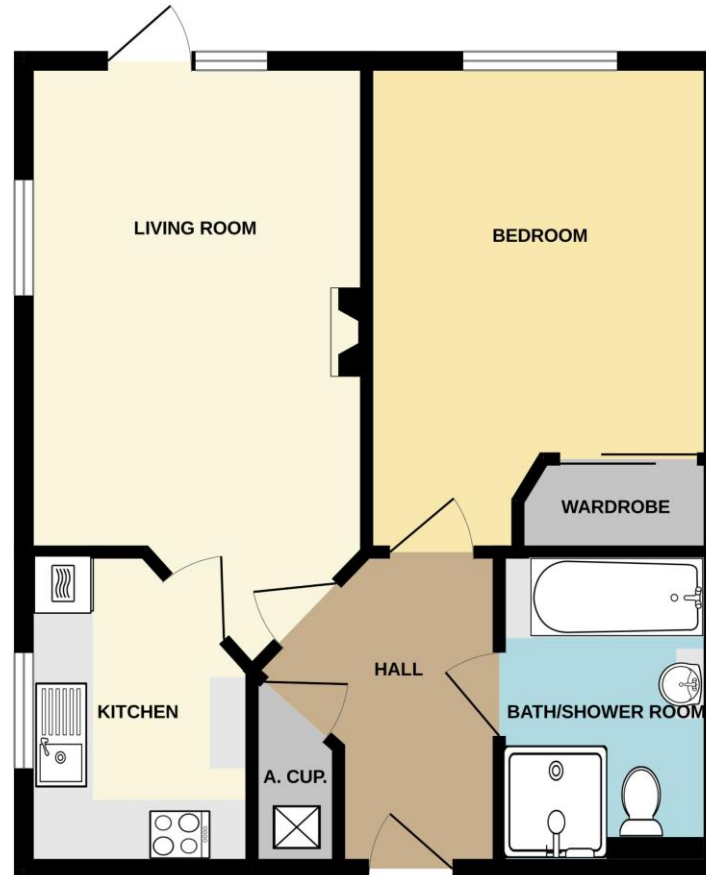
Bedroom: 4.48 x 3.17 including the wardrobe area.

Bath/shower room: 2.90 x 1.94 maximum measurements.

Services - Mains water, electricity and drainage connected.

What3words ///stored.slowly.than

GROUND FLOOR



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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

