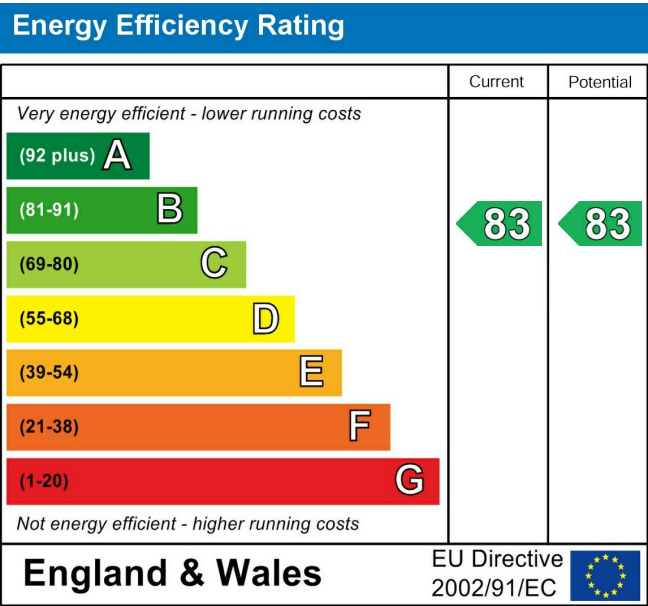
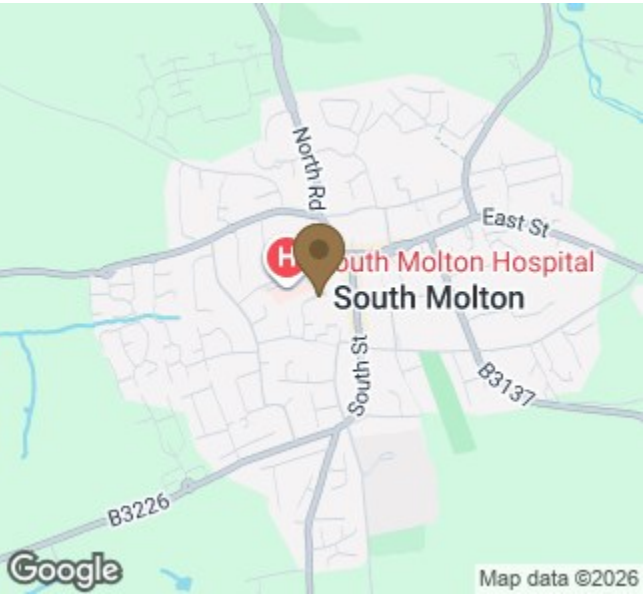
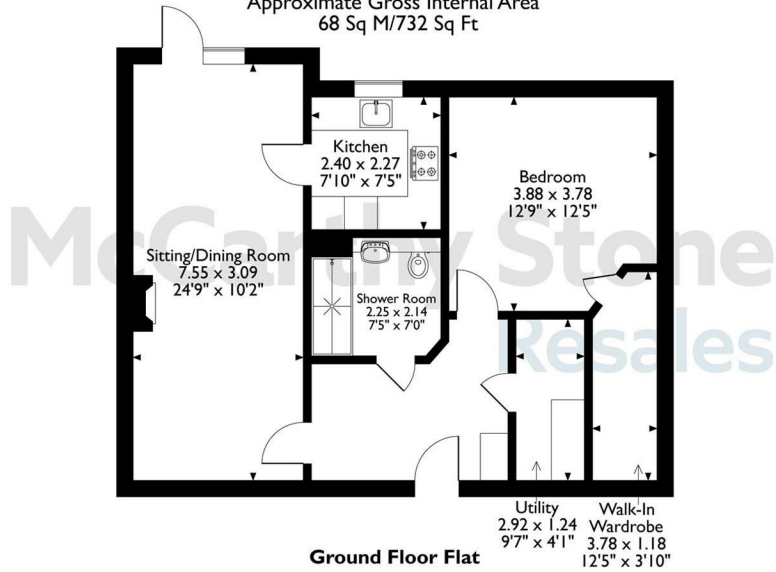


Squires Court, Apartment 9, Raleigh Mead, South Molton, Devon
Approximate Gross Internal Area
68 Sq M/732 Sq Ft



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. 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, wasted time or travel expenses. The details contained within this brochure 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. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544



9 Squire Court

Raleigh Mead, South Molton, EX36 4FL

1 1 **Council Tax Band: C**

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

Asking price £195,000
Leasehold

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

Why you'll love living here:

- Top Floor Apartment - Lift Access To All Floors
- Direct Access From Living Room On To West Facing Patio & Gardens
- Modern Kitchen With Integrated Appliances
- Double Bedroom With Walk In Wardrobe
- Parking Available By Annual Permit (STA)
- 24 Hour Careline & Secure Entry System For Peace Of Mind
- Homeowners Lounge Where Social Events Take Place
- Guest Suite Available For Visiting Friends & Family
- Close To Local Amenities
- House Manager Oversees The Smooth Running Of The Development

McCarthy & Stone
Resales.

★ Trustpilot

★★★★★

 Rated Excellent

9 Squire Court, South Molton

 1 |  1 | Asking price £195,000

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.

9 Squire Court

A beautifully positioned ground floor apartment enjoying a desirable west-facing aspect and direct access to a private patio, which leads onto the beautifully landscaped communal gardens of Squire Court. Ideally situated within easy reach of the development’s excellent communal facilities, this well-presented apartment offers comfortable and practical accommodation throughout.

The generously proportioned living room is a particularly inviting space, featuring French doors opening directly onto the attractive patio and gardens beyond. A modern electric fireplace provides an attractive focal point, creating a warm and welcoming atmosphere.



The adjoining contemporary kitchen is well equipped with a comprehensive range of integrated appliances, while a useful walk-in utility cupboard provides excellent additional storage and houses the washer/dryer.

The spacious double bedroom benefits from a walk-in wardrobe, offering excellent storage, and the accommodation is completed by a modern bathroom fitted with a convenient level access shower.

With its ground floor position, pleasant west-facing aspect, attractive outlook over the landscaped gardens and superb access to the communal facilities, this is a lovely apartment in a highly appealing position within Squire Court.

Additional Information & Services

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

Parking

Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

Social Lifestyle

The Communal Lounge is at the heart of the community at Squire Court and is where the majority of social gatherings take place. Regular activities can 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.

Landscaped Gardens

One of the main social hubs of Squire Court is the 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

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
- 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.

