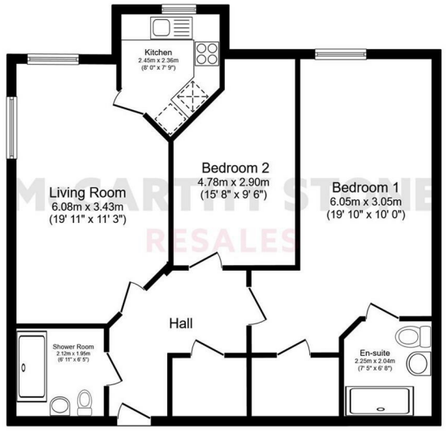
Excellent

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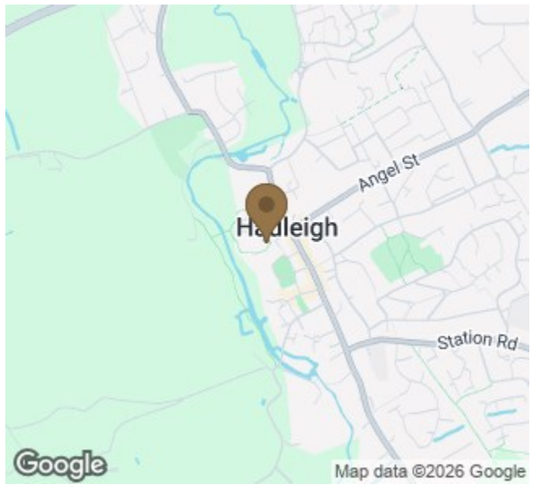


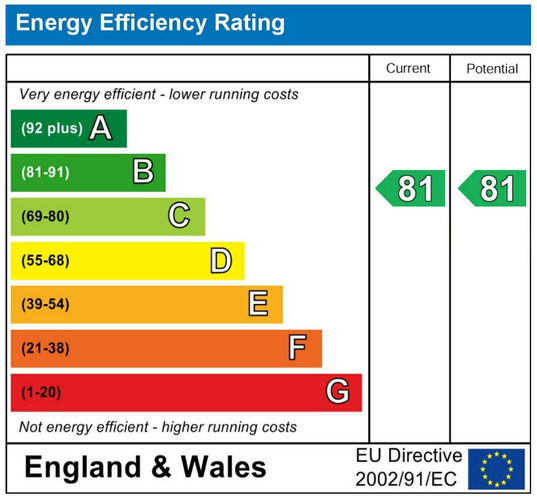
Total floor area 81.1 sq.m. (873 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







20 Tyefield Place

High Street, Hadleigh, IP7 5FE

2 2 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 20 Tyefield Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £200,000
Leasehold

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

Why you'll love living here:

- House Manager on site during office hours
- Communal Lounge where social events take place
- Lovely Landscaped Gardens
- 24-hour emergency response system for peace-of-mind
- Guest Suite for visiting family and friends
- Two Bedroom, Two Shower Room Apartment
- Bright and airy dual aspect living room
- Master Bedroom with en-suite and walk-in wardrobe
- *Pet Friendly* *Energy Efficient*
- To book a viewing please call The Resales Team on 0345 556 4104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

20 Tyefield Place, Hadleigh

2 | 2 | Asking price £200,000

Tyefield Place
Located just 300 metres from the High Street in Hadleigh, our Retirement Living development by McCarthy & Stone boasts all the latest features, in a cosy and quiet community. Tyefield Place has everything you need to get on with enjoying your active and fulfilling retirement lifestyle.

The stunning homeowners' lounge opens out to beautiful landscaped gardens, providing the perfect space to sit back and enjoy your retirement with family and friends. If you have friends or relatives who would like to stay the night, you can book the guest suite (usually £25 a night and booked through your House Manager, subject to availability)

Local Area
Hadleigh is an historic market town in South Suffolk, 10 miles west of Ipswich and 15 miles from Colchester. In Hadleigh you'll find pretty, painted cottages, hundreds of beautiful English Heritage listed buildings and of course, the usual quintessential British pubs. On Fridays, the busy farmers' market is not to be missed, as well as the annual Hadleigh Show, one of the oldest one-day agricultural shows in East Anglia.

Active types will be able to enjoy the cricket and bowls club, founded in 1754. There is also an equestrian centre, swimming pool and football fields.
The development is close to transport links, with a bus stop located just over the road. Cambridge is an hour by car, and London is only 1.5 hours away.

Entrance Hall
Front door with spy hole leads into the entrance hall. Door opening to utility/ storage cupboard with washer/dryer. Ceiling light fitting. Wall mounted emergency call module. Further safety features consist of a smoke detector and secure entry system. Doors lead to the bedrooms, shower room, and living room.

Living Room
A bright and airy living room with dual aspect double glazed windows allowing lots of natural light in, making a lovely spot for a dining area. Sky Q connection and telephone point. Electric panel heater, raised power points and two ceiling lights. Part glazed door leads to a separate kitchen

Kitchen
A modern fitted kitchen with a range of high gloss base and wall units with under counter lighting. The window sits above a single sink unit with drainer and mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Tiled floor, power points, pelmet lighting, ceiling spotlights.

Master Bedroom
Spacious bedroom with a large window providing lots of natural light. Benefitting from having a walk-in wardrobe, housing hanging rails and shelving. Electric panel heater, raised power points and two decorative ceiling lights. Door leads to an en-suite.

Ensuite
Large modern en-suite suite comprising of walk-in shower with glass screen and hand rail. Vanity unit with inset hand basin and light up mirror over, WC and mirrored cabinet above. Heated towel rail, Ceiling light, slip-resistant flooring and emergency pull cord.

Bedroom Two
Currently used as a dining room, this spacious room can alternatively be used as a double bedroom or hobby room. Double glazed window, electric panel heater, raised electric sockets and ceiling light.

Shower Room
Fully fitted modern suite comprising of double shower with screen and hand-rail. Low level WC, vanity storage unit with wash basin and illuminated mirror above. Heated towel rail, ceiling spot lights, slip resistant flooring and emergency pull cord.

Service Charge
- House Manager
- Cleaning of communal areas and windows
- Water rates for communal areas and apartment
- 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 are
- Buildings insurance

The annual service charge is £4,701.84 for the financial year ending 30/09/2027.

The service charge does not cover external costs such as your Council Tax, electricity or TV license. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Leasehold Information
Ground rent : £495 per annum
Ground rent review: 1st June 2034
Lease: 999 Years from 1st June 2019

Additional Information & Services
- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage













