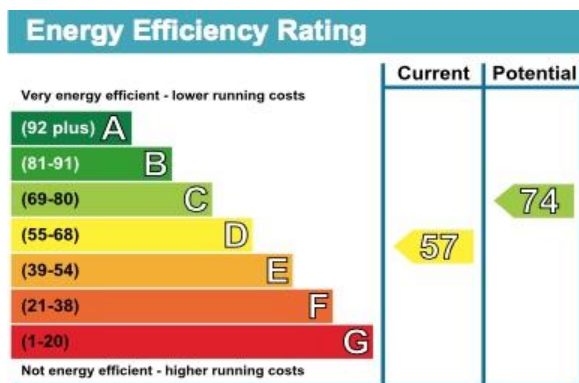


21 The Paddocks, Honiton EX14 3TU
Approx. 88.0 sq. metres (946.2 sq. feet)



21 The Paddocks, Gittisham Hill Park, Sidmouth Road, Honiton, Devon EX14 3TU



£350,000
Leasehold*

* Other charges apply, please ask for details.

Viewing strictly by appointment only

Telephone Retirement Villages on 01372 383950

All visitors must report to Gittisham Hill Park reception. Thank you.

A delightful phase II leasehold pre-owned 2 Bedroom bungalow, for sole or dual occupancy ideally situated, comprising;

- Well-Appointed Sitting Room
- Open Plan Kitchen/Diner
- Master Bedroom with Built-in Wardrobes & En-Suite Bathroom
- Second Double Bedroom with Built-In Wardrobe
- Shower Room
- Excellent Communal Facilities
- Beautiful Woodland Setting



21 The Paddocks, Gittisham Hill Park, Sidmouth Road, Honiton, Devon EX14 3TU



A brick built covered porch with external electric socket point, outside courtesy light and meter cupboard.

Attractive solid wood finish front door with leaded glass panels and glass side panels opening onto;

Entrance Hall:

A spacious reception hall with coving, central ceiling light, airing cupboard, two storage cupboards with automatic lights, waist height dado rail, telephone and power points, loft hatch up to part boarded loft space. Doors onto;

Sitting Room: 5.24m x 4.26m (18' x 14'1 into French door return)

This well-appointed dual aspect sitting room has front aspect French doors that lead outside onto a delightful paved patio area with an attractive pergola and raised flower bed. To one side of the room are two porthole style windows either side of a fireplace, with wooden surround and coal effect electric fire. Coved ceiling, waist height dado rail and elegant central light fitting. TV/FM/telephone and power points and archway onto;

Kitchen/Diner: 2.6m x 2.5m x 2.8m x 2.4m (8'5 x 8'10 x 9'11 x 7'9)

A large kitchen/diner with rear aspect French doors leading outside to a paved patio and further large windows to both sides creating a light and bright space, comprising; a range of eye and base level units/drawers in a light colour tongue and groove finish, feature carousel style pull out unit, complementary worktops and tiled splash- backs, 1 ½ bowl stainless steel sink unit, rear aspect window above sink, integrated low level electric oven with microwave above, ceramic hob with overhead extractor, slim-line dishwasher, washing machine, fridge- freezer and vinyl flooring.

Master Bedroom: 4.90m x 3.23m (16'1 x 10'6)

The Master bedroom has a rear aspect window with a very pleasant outlook, large built-in double wardrobe with automatic light, shelving and hanging rail. Coving to ceiling, TV/FM, telephone and power points. Door onto;

En-Suite Bathroom:

A good sized fully tiled bathroom with an obscured glass rear aspect window, tiled panel enclosed bath with riser shower above and fitted folding shower screen, pedestal wash hand basin, WC, wall mounted mirrored cabinet, shaver point, heated towel rail and recessed spotlights.

Bedroom Two: 2.7m x 2.7m (9' x 9')

With a front aspect double glazed window overlooking the central village green, built-in double wardrobe with automatic light, hanging rail and shelf. Coved ceiling, TV/FM point and power points.

Shower Room:

A fully tiled wet room with non-slip flooring, pedestal wash hand basin, low level WC, riser shower with shower curtain surround, wall mounted mirrored cabinet, shaver point and heated towel rail.

The property is serviced with under-floor heating throughout the property.

Outside:

Communal gardens in a very pleasant woodland setting on the edge of The Combe valley estate with an array of mature trees, shrubs, plants and seated areas for the residents.



KEY FACTS SALES	21 The Paddocks, Coots Cot, Gittisham Hill Park, Sidmouth Road, Honiton, Devon, EX14 3TU		Created 10/9/2020
Property Details	Retirement Community Operator	Retirement Villages Group Ltd with subsidiary companies RV Property Holdings Ltd (Landlord) working with Gittisham Hill Park Management Ltd (Management company).	
	Description of unit (type and beds)	2 Bedroom Retirement Bungalow	Brochure, price list
	Status of unit	Pre-owned property	Brochure, property details
	Occupancy	one or two persons	Lease
	Tenure	Leasehold - 125 year lease	Lease
	Subletting	Not permitted under terms of lease	Lease
	Domiciliary Care Provider	Provided by an external provider price on application	
Cost of moving into property	Asking Price	£350,000	Price list, website
	Other costs to move in	Your legal costs and disbursements for acting on the purchase of the lease	
	Parking & Garage arrangements	Allocated parking is available with visitor spaces available on a first come first served basis. (No garages available at this Village.)	FAQs, lease
	Removal Costs	Your removal expenses	
	Stamp duty	Stamp duty costs	www.gov.uk/stamp-duty-land-tax
	Healthcare assessment	No charge by RV PROPERTY HOLDINGS LTD (If GP report required buyers would meet cost)	
	Ongoing charges while living in the Retirement Community	Service charge from Apr 2020 to Mar 2021	Service Charge: £3,876 PA for single or double occupancy
Maintenance reserve fund (sinking fund)		Included in the service charge. £78,920.23 balance at end last financial year.	
Overnight on call support charge		Included in the service charge	
Ground rent		Currently £180 per annum. Ground rents are subject reviews. Please ask for details.	Lease, FAQ's
Care Costs	Provided by an external provider	Price on application	
Insurance arrangements	Responsibility of Landlord	Buildings, Public Liability and Employers Liability insurance - Costs included in the service charge	FAQ's & Contract pack sent to your solicitor
	Responsibility of Tenant	Home contents Insurance	
Ongoing fees residents will have to pay in addition	Utility Bills	Electricity, water, phone, IT	Buyer introduction pack
	Council tax	Band B - £1,534.48 pa	East Devon District Council
	TV licence	Additional cost unless exempt	
	Internet provider	Free Choice	
	Satellite/Cable TV	Free Choice	
Charges when leaving or selling the property	Assignment fee	5% Fixed fee does not change over time.	Lease, FAQ's, price list
	Estate Agent's commission	1.5% when RV PROPERTY HOLDINGS LTD undertake sales and marketing or sellers choice of agent	
	Legal fees	On the sale of the apartment to pay the Landlord's reasonable and proper legal and registration fees	
	Removal expenses	Buyer/seller responsible for own removal costs	
	Dilapidations	The cost of your putting the property back in good order internally in accordance with the terms of the Lease	Lease
Restriction on selling the property		Purchasers must be at least 65 years or older as specified in the lease and subject to an acceptance interview with the Village Manager	Lease