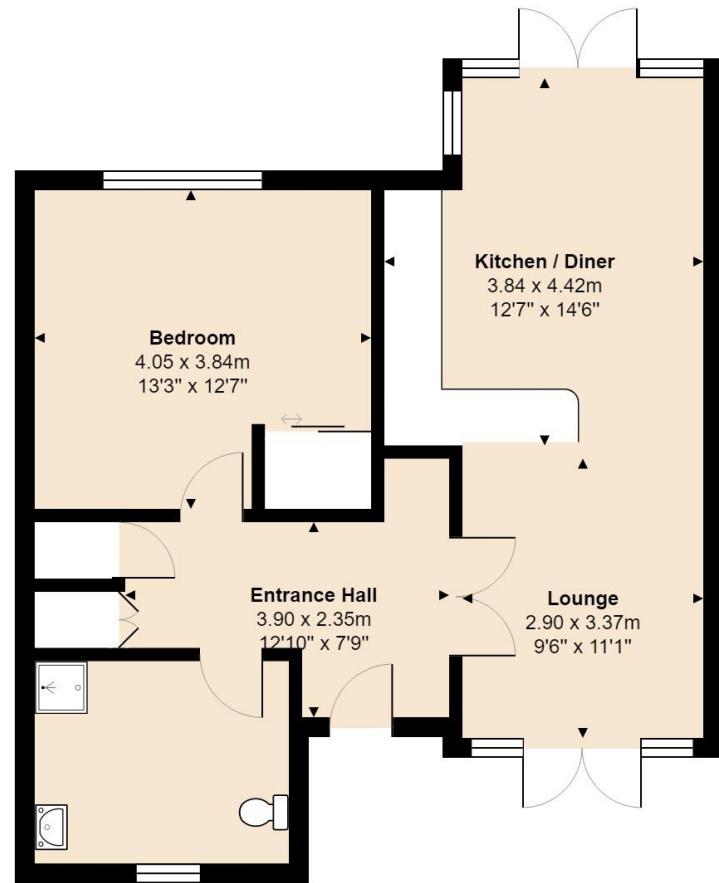


31 The Paddocks Sidmouth Road, HONITON EX14 3TU



Total Area: 61.1 m<sup>2</sup> ... 658 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		60
(39-54)	E	34	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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



**£199,000**  
**Leasehold\***

**OIEO**

\* 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.

Deceptively spacious mid terrace one bedroom bungalow in the sought after Gittisham Hill Park Retirement village, comprising;

- Large reception hall
- Good size kitchen/diner
- Sitting room
- Double bedroom
- Wet room
- Double glazed patio doors to front and rear of the property





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



## Reception Hall:

A spacious reception hall with attractive arched recess having built-in cupboards below and large wall mounted mirror above. Access to loft hatch, storage cupboard housing fuse box, double door cupboard with hot water tanks & slatted shelving, Panel glazed double doors into;



## Sitting Room:

Front aspect French doors onto a paved patio area with pagoda allow for a well lit room, waist height dado rail, ornate coving to ceiling, TV/FM & telephone points, feature fire surround with coal effect electric fire, archway into;



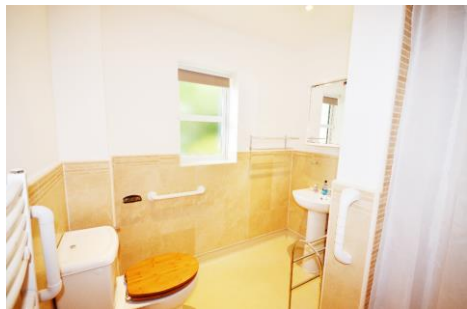
## Kitchen/Diner:

A well appointed modern fitted kitchen comprising a range of eye and base level units in a light oak finish, with complementary work tops, integrated appliances include, fridge freezer, wall mounted electric oven, four ring ceramic hob with stainless steel splash back and stainless steel extractor hood over, integrated washer/dryer, stainless steel one and a half bowl sink unit, tiled floor, power points and recessed spotlights, double glazed French doors with further windows either side onto a paved patio and communal gardens.



## Bedroom One:

Side aspect double glazed window overlooking the grounds and trees giving a pleasant outlook, built-in double wardrobe with sliding mirrored doors, power points & telephone point, ornate coving to ceiling.



## Wet room:

A good size wet room with side aspect frosted window, low level WC, pedestal wash hand basin, ladder style heated towel rail, wall mounted mirrored cabinet with light and shaver point, half height tiling to walls, non-slip flooring, shower recess with seat and grab rail.

KEY FACTS SALES	31 The Paddocks, Gittisham Hill Park, Sidmouth Road, Honiton, Devon, EX14 3TU		Created 10/9/2020
<b>Property Details</b>	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)	1 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	
<b>Cost of moving into property</b>	Asking Price	£199,000	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)	
<b>Ongoing charges while living in the Retirement Community</b>	Service charge from Apr 2020 to Mar 2021	Service Charge: £3,876 PA For single or double occupancy	FAQ's
	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 £250 per annum. Ground rents are subject to reviews. Please ask for details.	Lease, FAQ's
<b>Care Costs</b>	Provided by an external provider	Price on application	
<b>Insurance arrangements</b>	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	
<b>Ongoing fees residents will have to pay in addition</b>	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	
<b>Charges when leaving or selling the property</b>	Assignment fee	5% (1st year), 10% (2nd year), or 12.5% (after year 2) of the sales price when re-sold.	Lease, FAQ's, price list
	Estate Agent's commission	Inclusive if using RV PROPERTY HOLDINGS LTD property re-sale service	
	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
<b>Restriction on selling the property</b>		Purchasers must be at least 60 years or older as specified in the lease and subject to an acceptance interview with the Village Manager	Lease