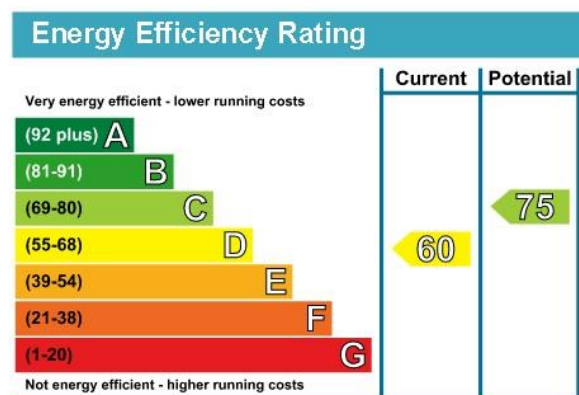


Total area: approx. 103.4 sq. metres (1113.5 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.  
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## 8 The Priory, Priory Road, Abbotskerswell, Newton Abbot, Devon TQ12 5PP



**£320,000**  
**Leasehold\***

\* Other charges apply, please ask for details.

**Viewing strictly by appointment only**

Telephone Retirement Villages on 01372 383950

All visitors must report to The Priory reception. Thank you.

A very charming two bed ground floor apartment offering a wealth of original character and features located within the main Priory building close to the facilities;

- Long sweeping entrance hall
- Well-appointed spacious Sitting / Dining Room
- Kitchen
- Bedroom one with En-suite bathroom
- Further shower room
- Fabulous Communal Facilities including heated swimming pool
- Well Maintained Communal Gardens
- Mini Bus
- Garage in block





## 8 The Priory, Priory Road, Abbotskerswell, Newton Abbot, Devon TQ12 5PP



**Tenure: Leasehold**

### Entrance Hall:

Situated within the main Priory building, own front door into an impressive long sweeping hallway with storage heater, coving, picture rail and spot lights in ceiling, decorative architraves and picture rail, access into;

### Sitting /Dining Room:

A well-appointed multi-aspect spacious sitting room with French doors retaining original wooden shutters that open onto a patio & communal grounds having stunning far reaching unspoilt views of the Devon countryside. High ceiling, intricate ornate coving and picture rail, high skirting boards, built-in book case into recess, focal point marble fire place with cast iron fire back (decorative use only) storage heater, TV/FM & telephone points.

### Kitchen:

Wide glazed double doors lead into a well-equipped kitchen which would benefit from some updating yet has Priory character features, range of eye & base level units in a pine finish with complementary worktops and tiled splash-backs, built-in large storage pantry, inset one and a half bowl stainless steel sink and mixer tap, appliances include, fridge freezer, dish washer, electric fan oven and 4 ring hob with extractor overhead, casement window boasting wonderful views of the grounds, space for a table and chairs in front of it. Power points.

### Bedroom One:

Stunning original trefoil window onto the grounds, range of built-in storage cupboards/wardrobes with shelves and rails, picture rail and high skirting boards, storage heater and power points, door into;

### En-suite:

Bathroom with panel enclosed bath with riser electric shower over and curtain rail, low level WC, wall mounted mirror with shaver point and light, extractor fan and wall mounted electric heater. Chrome heated towel radiator. Carpet flooring.

Please note bedroom one and two are accessed through each other or via the hallway.

### Bedroom Two:

A delightful room that could be utilised as a guest bedroom, study or dressing room, or a combination of any of these, built-in cupboards/wardrobes span one wall, sash window, storage heater & power points, door into;

### Shower room:

Enclosed shower cubicle with electric power shower, built-in vanity sink unit with cupboard beneath, low level WC, large wall mounted mirror with shaver point and light. Extractor fan and wall mounted electric heater. Chrome heated towel radiator.

### Additional Comments/Star features:

**A wealth of original charm and character on one level near to the facilities**



KEY FACTS SALES	8 The Priory, Priory Road, Abbotskerswell, Newton Abbot, Devon, TQ12 5PP		Created 11/9/2020
<b>Property Details</b>	Retirement Community Operator	Retirement Villages Group Ltd with subsidiary companies RV Property Holdings Ltd (Landlord) working with The Priory Village Management Ltd (Management company).	
	Description of unit (type and beds)	2 Bedroom Ground Floor Apartment	Brochure, price list
	Status of unit	Pre-owned property	Brochure, property details
	Occupancy	one or two persons	Lease
	Tenure	Leasehold - 299 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	£320,000	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 space or a garage applies to The Priory.	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 May 2020 to Apr 2021	Service charge: £10,394.02 pa for single or double occupancy.	FAQ's
	Maintenance reserve fund (sinking fund)	Included in the service charge. £148,840.00 balance at end last financial year.	
	Overnight on call support charge	Included in the service charge	
	Ground rent	Peppercorn ground rent	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	Electric, water, phone, IT	Buyer introduction pack
	Council tax	Band E - £2,402.87 pa	Devon County 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	1.5% 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
<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