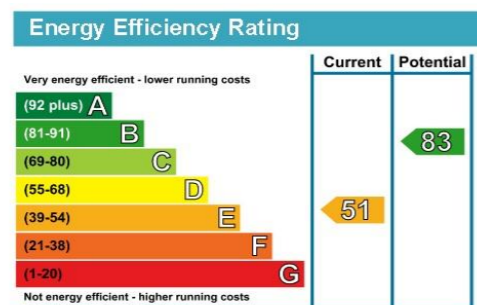


Total area: approx. 67.6 sq. metres (727.7 sq. feet)

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



£275,000
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 two bedroom semi-detached retirement bungalow conveniently situated in sought after Gittisham Hill Park. Comprising;

- Sitting Room
- Kitchen/Breakfast Room
- Master Bedroom with En-Suite Bathroom
- Bedroom Two
- Additional Wet-Room
- Double Glazing
- Electric Radiators
- Well Maintained Communal Gardens



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Tenure: Leasehold

Covered entrance with power point, external light, electric meter cupboard, front door with spy hole and glazed panel to side to the rear is a small patio and to the front elevation a raised flower bed and communal maintained grounds. The village clubhouse and restaurant are close by.

Entrance Hall:

Spacious hallway with coved ceiling and waist height dado rail, airing cupboard, loft hatch with pull down ladder, telephone & power points, electric radiator, 24 hour emergency call system.



Sitting Room: 13'11 x 13' (4.24m x 3.96m)

A charming room with a pleasant view of the stunning rhododendron tree raised flowerbeds and mature shrubs and plants outside from the front aspect panelled double glazed window. There is a coved ceiling, feature fireplace with marble effect hearth & back, electric fire, and electric radiators, TV/FM & telephone points, archway onto;



Kitchen/Breakfast room: 11'5 x 8'8 (3.47m x 2.64m)

Comprising a range of light coloured fitted wall and base units with roll edged worktops and tiled splash backs, built in double oven, ceramic hob, integrated fridge freezer, slim-line dishwasher & washer dryer, single drainer sink unit with mixer tap, vinyl flooring, double glazed window to rear and double glazed back door leading outside onto a patio area and gardens.

Bedroom One: 13'11 x 10'5 (4.24m x 3.17m)

A bright room with dual aspect small paned double glazed windows, coved ceiling, telephone & power points, built-in double wardrobes, door into;



En-Suite bathroom:

Comprising a white suite of panel enclosed bath, built-in vanity sink unit, low level WC, mirrored bathroom wall cabinet, shaver point with light, frosted window to side, heated towel rail.

Bedroom Two: 10'5 x 10' (3.17m x 3.04m) into bay window

Currently used as a dining room, small paned large bay window with pleasant outlook, coving, built-in double wardrobe, TV/FM telephone, power points and radiator.

Wet room:

Part tiled wet room, walk-in shower area with curtain surround, pedestal wash hand basin, low level WC, heated towel rail, shaver point with light, extractor fan and non-slip flooring.



KEY FACTS SALES	4 The Paddocks, 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	£275,000	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 £96 per annum - fixed for the duration of the lease	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	1% 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