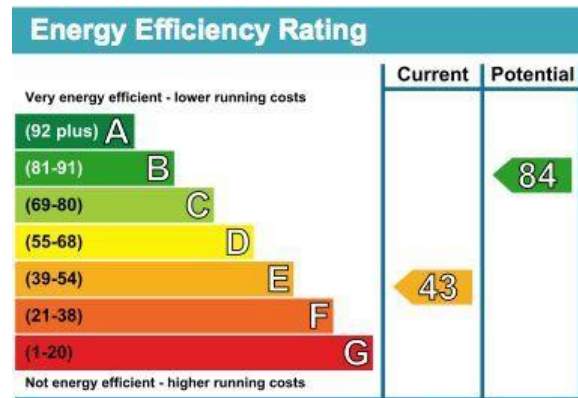


**41 The Priory**  
Approx. 121 sq. metres 1301.1 sq. feet)



**41 The Priory, Priory Road, Abbotskerswell, Newton Abbot, Devon TQ12 5PF**



**£335,000**  
**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.

Charming character cottage with private garden and garage in block offering spacious accommodation, comprising;

- Spacious Kitchen / Dining Room
- Well-appointed Sitting Room
- Large ground floor cloak room
- Two spacious en-suite double bedrooms
- Wealth of Character and Charm
- Garage in block.



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



## Tenure: Leasehold

A delightful well- stocked private garden with a patio and central gravelled path leads up to a glazed porch with built-in cupboards, fully glazed door onto;

### Entrance/Hallway:

A welcoming entrance hall with under stairs cupboard, electric panel heater, wood effect floor and coved ceiling, stairs rising to first floor landing and doors into;

### Cloakroom:

A generous sized cloakroom with built-in vanity sink unit, low level WC, tile floor & extractor fan. Wall mounted coat hooks.

### Sitting Room: 5.08m x 5.56m (16'8 x 18'3)

A very well-appointed room with great natural light from front aspect glazed double doors that lead outside onto the external patio, further front aspect window (Secondary glazing throughout) focal point white wooden fire surround with marble hearth, back seating & electric wood burning stove. Coved ceiling, TV/FM/telephone power points & a modern electric radiator. Wood effect flooring.

### Kitchen/Dinning Room: 5.4m x 3.7m (12'5 x 7'3)

A spacious room with a front aspect window overlooking the delightful garden. Power points, coving and a partition wall dividing the space with open plan access into the kitchen. Comprising; range of eye and base level units, complementary granite work tops inset FRANKE stainless steel single bowl sink bowl and drainer, integrated appliances include, fridge-freezer, waist height electric fan oven, ceramic hob with overhead extractor, new dishwasher, plenty of power points and a front aspect window.

### First Floor Landing:

A long spacious landing with railed banister, flooded with natural light from a window at each end, both boasts wonderful views of the far reaching country side and the stunning Priory building. A large airing cupboard houses plumbed washing machine. The property has recently had installed a new pressurised water system and modern electric panel radiators.

### Bedroom One: 4.94m x 3.70 (16'3 x 12'2)

The master bedroom is generously sized and benefits from a recess with two built-in wardrobes and space for chest of drawers. Two front aspect windows offer very pleasant views over the garden and onto the magnificent Priory itself. Slightly sloping ceiling above the windows with painted beams add character to this lovely room. Door into;

### En-suite: 2.94m x 2.19m (9'8 x 7'2)

Modern and stylish is a fully tiled shower room with panel enclosed bath with riser shower and screen, heated towel rail, built-in vanity sink incorporating cistern, low level WC, wall mounted cupboards and large mounted mirror. Front aspect window with views of the countryside.

### Bedroom Two: 3.72m x 3.2m (12'5 x 10'6)

A further generously sized double bedroom flooded with natural light, built-in wardrobes, front aspect window, storage radiator, power points and door into;

### En-suite:

Large bright shower room with spacious fully tiled walk-in shower, low level WC, pedestal wash hand basin and heated towel rail.

### Additional comments/Star features:

**Delightful private cottage, garden with lovely views of The Priory building.**



KEY FACTS SALES	41 The Priory, Priory Road, Newton Abbot, Devon, TQ12 5PP		Created 29/9/2020
Property Details	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 Cottage	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	
Cost of moving into property	Asking Price	£335,000	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)	
Ongoing charges while living in the Retirement Community	Service charge from May 2020 to Apr 2021	Service charge: £7,559.23 pa for Single or Double Occupancy	FAQ's
	Maintenance reserve fund (sinking fund)	Included in the service charge. £143,690.00 balance at end last financial year.	
	Overnight on call support charge	Included in the service charge	
	Ground rent	Peppercorn ground rent	Lease, FAQ's
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	Electric, water, phone, IT	Buyer introduction pack
	Council tax	Band F - £2,839.77 pa	Devon County 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	2.5% (1st year), 5% (2nd year), 7.5% (3rd year), 10% (4th year) or 12.5% (after 4th year) of the sale price when re-sold.	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 60 years or older as specified in the lease and subject to an acceptance interview with the Village Manager	Lease