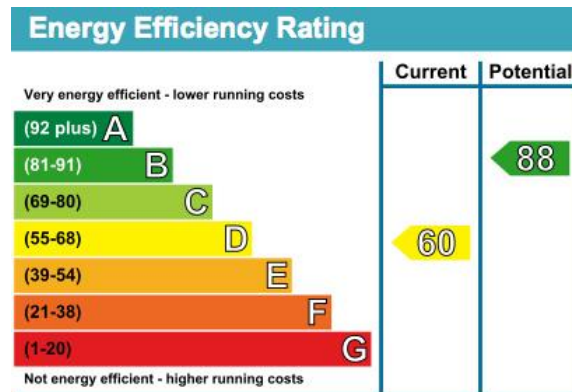




29 Tolverne Cottage
Approx. 100.0 sq. metres (1076.3 sq. feet)



29 Tolverne Cottage, Roseland Parc, Tregony, Cornwall TR2 5NH



£380,000
Leasehold*

* Other charges apply, please ask for details.

Viewing strictly by appointment only

Telephone Retirement Villages on 01372 383950

All visitors must report to Roseland Parc reception. Thank you.

A FULLY REFURBISHED 2/3 bedroom cottage offering versatile accommodation with superb views of the countryside, comprising;

- Entrance Hall with Fitted Stair-lift to First Floor
- Sitting/Dining Room with Balcony
- NEW Modern Fitted Kitchen
- Study/Bedroom
- Master Bedroom Suite
- Second Bedroom
- NEW En-suite Wet Room Jack & Jill
- Additional NEW Ground Floor Wet Room
- Excellent Facilities



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Outside light & scooter charging point, front door onto;

Entrance Hall:

Large fitted coir mat, fuse box, radiator, power points, glazed side window, stairs up to the first floor (fitted stair-lift) under stairs cupboard with shelving and doors to rest of the accommodation;

Sitting Room: 5.82m x 4.04m (19'1 x 13'3)

A bright spacious south facing room with French doors leading to a decked balcony and stunning views of the surrounding countryside. Further rear aspect window, TV/FM & telephone points, coved ceiling, and 1 radiator.



Kitchen: 3.17m x 2.08m (10'5 x 6'10)

Double doors lead from the hallway into the NEW kitchen which comprises; a range of eye and base level units and drawers, complementary worktops, inset 1/1/2 bowl stainless steel sink unit, mixer taps, tiled splash-backs, integrated appliances include; Bosch waist height single electric oven, 4 ring ceramic hob with extractor overhead, fridge-freezer, dishwasher, washing machine, spotlights, wall mounted electric fan heater & laminate flooring. There is a large glass panel through to sitting room.



Study/Bedroom 3: 2.67m x 3.56m (8'9 x 11'8) Angled doorway

Front aspect double glazed window, radiator, power, TV/FM/LAN & telephone points.

Ground Floor Wet-Room: 2.34m x 1.96m (7'8 x 6'5)

Large level access shower room with riser shower, curtain rail surround, ¾ tiling to walls, non-slip flooring, low level W.C. pedestal wash hand basin, heated towel rail & towel rail, coving, extractor fan and wall mounted mirror with shaver point and light.



Master Bedroom: 3.84m x 4.50m (12'7 x 14'9) (Sloping eaves to one side)

Front aspect window with a delightful view over the boules court and grounds, radiator, TV/FM telephone & power points. Space for free standing furniture, Jack & Jill door onto;

En-Suite Wet-Room:

Large level access shower room with riser shower, curtain rail surround, ¾ tiling to walls, non-slip flooring, low level W.C. pedestal wash hand basin, towel rails, large velux window, dimplex electric fan heater, extractor fan and wall mounted mirror with shaver point and light. Door onto bedroom 2;

Bedroom Two: 3.10m x 3.28m (10'2 x 10'9) (Sloping eaves to one side)

Large Velux window with superb views of countryside, radiator, telephone, TV/FM and power points. Jack & Jill door to wet-room.



Balcony: Stunning views over the open countryside.

KEY FACTS SALES		29 Tolverne Cottages, Roseland Parc, Tregony, Cornwall, TR2 5NH	Created 23/5/2022
Property Details	Retirement Community Operator	Retirement Villages Group Ltd with subsidiary companies Roseland Parc (Landlord) and Roseland 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 - 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	£380,000	Price list, website
	Other costs to move in	Your legal costs and disbursements for acting on the purchase of the lease	
	Parking & Garage arrangements	Car parking is available on a 'first come, first served' basis. No garages available at this site.	FAQs, lease
	Removal Costs	Your removal expenses	
	Stamp duty	Stamp duty costs	www.gov.uk/stamp-duty-land-tax
	Healthcare assessment	No charge by Roseland Ltd (If GP report required buyers would meet cost)	
Ongoing charges while living in the Retirement Community	Service charge from Apr 2022 to Mar 2023	Service Charge: £6,185.00 pa for single occupancy, additional £600 pa for double occupancy	FAQ's
	Fully Serviced Charge		The Fully service charge can be optional with a variation to the lease. Please ask for details
	Maintenance reserve fund (sinking fund)	Included in the service charge £62,157.00 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	Electricity, water, phone, IT	Buyer introduction pack
	Council tax	Band D - £2,239.07 pa	Cornwall 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) or 10% (after year 2) of the sales price when the property is re-sold.	Lease, FAQ's, price list
	Estate Agent's commission	1.5% plus vat when Roseland 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 55 years or older as specified in the lease and subject to an acceptance interview with the Village Manager	Lease