



## Fig Tree Court Canal Hill, Tiverton

- High Quality Retirement Apartment
- Lift Access
- Fully Tiled Walk In Wet Room/Shower Rooms
- Underfloor Heating
- Over 55's Only
- Secure Environment with Benefit of Independence
- Fitted Kitchen With Appliances
- Excellent Rental Potential
- Communal Gardens and Parking
- No Onward Chain



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John Smale and Co are delighted to offer to the market this high quality ground floor retirement apartment, adjoining a care home and situated by the Grand Western Canal, in the Lowman Valley of Tiverton with surrounding countryside. The apartment provides a secure environment but with the benefit of independence. Each apartment within this prestigious development has been built and fitted to a high standard with lift access to all floors, underfloor heating and fixtures and fittings included. The apartments are arranged over 3 floors and have communal seating areas for meeting and relaxing, with additional benefits including communal gardens, parking, emergency call system and main door video entry. As well as a lovely main home, the apartment also offers an excellent buy to let opportunity with income potential.

LOCATION - Fig Tree Court is set in the ground of The Larches Residential Care Home. Tiverton market town centre is approximately 1 mile and provides a variety of shops including Banbury's Department Store and a Marks & Spencer's Simply Food store. There is a nearby bus service to the town with connections to the city of Exeter & Tiverton Parkway providing rail links to London and other major destinations. National Express coaches also stop at the bus station.

FEATURES

LIFTS TO ALL FLOORS .UNDER FLOOR HEATING WITH INDIVIDUAL THERMOSTATS IN EACH APARTMENT . DOUBLE GLAZED WINDOWS & DOORS . EMERGENCY CALL & VIDEO DOOR ENTRY SYSTEM . ILLUMINATED SWITCHES. FULLY TILED WALK-IN WET ROOM/SHOWER . FITTED KITCHEN WITH APPLIANCES . CARPETED/FLOOR COVERINGS THROUGHOUT. TERRESTRIAL, DIGITAL AND SATELLITE TV WIRING TO EACH APARTMENT . 10 YEAR PREMIER GUARANTEE CERTIFICATE . COMMUNAL EXTERNAL LIGHTING . FIRE ALARM, SMOKE DETECTORS & EMERGENCY LIGHTING. COMMUNAL GARDENS AND PARKING. LAUNDRY ROOM.

GENERAL COMMENT

All kitchens are fitted with a range of overhead and ground level cupboards, drawer units and work top surfaces and incorporate stainless steel sink units, built-in microwaves, electric oven & hob, fridge & freezer. All bathrooms have walk-in shower cubicles, WC and sink, fully tiled.

LEASE DETAILS

125 Year Lease, with 113 Years remaining.

Additional Charges/Service Charges

Ground Rent. £500 P/A. Service Charge. £326.07 P/M.

This charge includes water and sewerage rates, maintenance of the interior common areas, exterior of the building, regular cleaning of exterior windows and maintenance of landscaped grounds and gardens. Removal of refuse on a regular basis. Underfloor heating and hot water to all apartments and communal area. Maintenance of laundrette and mobility scooter shelter, lift maintenance.

KITCHEN / LOUNGE

3.45m x 5.29m (11' 4" x 17' 4")

BEDROOM

3.28m x 2.57m (10' 9" x 8' 5")  
With Cupboard

BATHROOM

2.12m x 1.52m (6' 11" x 5' )

Viewing Arrangments

Strictly via John Smale and Co.

SERVICES

Mains Services Connected. Electric and Water.

Council Tax Band. A.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

Energy Rating: C.

DIRECTIONS

From Junction 27 of the M5, take the Barnstaple / Tiverton link road and travel approximately 5 miles. At the first exit to Tiverton, follow signs to the Grand Western Canal. Fig Tree Court can be found approximately half a mile past the Canal Basin entrance on the left hand side, in front of The Larches Residential Home.



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Contact us now for information on all of our other services including Auctions, Commercial Property and Market leading independent financial advice.