

# For Sale 4 Fig Tree Court

The Larches, Canal Hill, Tiverton, Devon, EX16 4JD

## £105,000

Quality development of 14 select retirement living apartments for the over 55's situated by the Grand Western Canal in the Lowman Valley.

Fig Tree Court provides independent living in a secure environment.



- Established quality Retirement Living Development.
- Regular bus service to town centre.
- Emergency call system and Main door video entry.
- Meals are available on site if required.
- Lift to all floors.



To view this property call  
**02380450530** or  
**07562982622**



## Development

Fig Tree Court is set in the grounds of The Larches residential care home with the majority of apartments having stunning views over the Grand Western Canal and the Lowman Valley.

Tiverton market town is approximately 1 mile and provides a variety of shops including Banbury's Department Store and Marks and Spencer Simply Food Store. There is a nearby bus service to the town with connections to the City of Exeter and Tiverton Parkway, providing links to London and other major destinations. National Express coaches also stop at the bus station.

Fig Tree Court also benefits from lift access to all floors, various care packages (supplied by Easy Living) and meal services (can be purchased at an extra cost), 24 hour call system for emergencies by Personal Emergency Telephone (PET) phone, laundry facilities, internal door and main door video entry system, maintained communal areas, building and landscaped gardens.



### Apartment 4

Apartment 4 is decorated to a high specification and benefits from underfloor heating with individual thermostats in each room. Double glazed windows. Carpeted/floor coverings throughout the apartment. 10 year Premier Guarantee certificate. Fire alarm, smoke detectors and emergency lighting. Illuminated light switches throughout.

### Entrance hallway

Fully fitted carpet hallway has illuminated light switches and a thermostat for the underfloor heating.

### Lounge/Kitchen – 5.29m x 3.45m



Fully carpeted lounge with underfloor heating and double glazed windows overlooks the street scene of Canal Hill, intercom system to front door. Terrestrial, digital and satellite sockets for Sky (subject to subscription).

Timber laminate flooring in kitchen. All windows double glazed. Built in cupboard and drawers, integrated fridge freezer, microwave and dishwasher. Ceramic hob and extractor fan unit and oven.

### Bedroom – 3.28 x 2.57m



Fitted bedroom furniture. Fully fitted carpet with double glazed windows. Thermostat for the underfloor heating. Illuminated light switches and electrical, telephone and TV aerial points.

### **Shower Room – 1.52m x 2.12m**



Fully tiled walk in shower/wet room. This room has non slip flooring. There is also a heated towel rail, illuminated mirror and shaver socket

### **Additional Charges/Service Charge**

Council Tax band A

Ground Rent £500 per annum

Service Charge £178.84 pcm

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 areas. Maintenance of laundrette and mobility scooter shelter.

