



9 Springfield Park Bridestowe

£169,950

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drewpearce

Chartered Surveyors and Estate Agents

SITUATION AND DESCRIPTION

Springfield Park is a select development of just 11 retirement properties situated in the grounds of Springfield Residential Home. Springfield is the former village rectory and it enjoys a pleasant semi rural setting not far from the centre of the village. The development was constructed in 1998 and is affiliated to the residential home itself. The excellent facilities available include a Care Manager who lives on site and there is a club room with a conservatory for the use of the residents, their families, and friends etc. All residents benefit from the services provided by the management of Springfield. The annual management charges include the maintenance of the grounds, parking areas and the exterior of the buildings in addition to buildings insurance and the running of the communal facilities.

Number 9 is a delightful bungalow providing light and spacious living accommodation which includes a large hallway, a living room with French doors (and an electrically operated sun blind), a fitted kitchen/breakfast room, 2 double bedrooms including an excellent master en-suite, a wet room, underfloor heating and double glazing. There are small patios to both front and rear of the bungalow and easy access into the well maintained gardens.

ACCOMMODATION

The accommodation with approximate measurements is as follows:

Recessed front entrance with a courtesy light and a part double glazed front door to spacious...

Reception Hallway 3.14m x 2.06m (10' 4" x 6' 9")

Telephone point; hatch to roof space; airing cupboard housing a factory sealed hot water cylinder with an immersion heater and slatted shelving; attractive display niche and emergency alarm button which connects to the Nursing Home.

Living Room 4.15m x 3.96m (13' 7" x 13' 0")



A delightful room with double glazed French doors giving access to the small terrace at the front of the bungalow and with the benefit of an electrically operated sun blind. Wall light points; coved ceiling; electric fire with carved wooden surround; television aerial point; door to

Kitchen Breakfast Room 3.47m x 2.65m (11' 5" x 8' 8")

One and half bowl stainless steel sink unit set within roll edge worktops with tiled splashbacks; range of base and eye level units; built-in oven and hob with an extractor over; plumbing for an automatic washing machine; space for fridge freezer; coved ceiling; French doors to the rear garden area where there is a further small terrace and a very pleasant aspect to a small wooded area.

Master Bedroom 4.17m x 3.0m (13' 8" x 9' 10")

Double glazed window giving pleasant outlook to the rear of the bungalow ; coved ceiling; large built-in wardrobe with hanging rail and shelving; further deep built-in cupboard with shelving; television aerial point; telephone point; door to En-Suite Bathroom.



En-Suite Bathroom

Panelled bath with shower mixer tap and tiled surround; pedestal wash basin with a tiled splashback; light with shaver point over; low level WC; coved ceiling; double glazed window with patterned glass; extractor fan.

Bedroom 2 3.61m into double glazed square bay window x 2.98m (11' 10"x 9' 9")

Coved ceiling; built-in wardrobe with hanging rail and shelf.

Wet Room

With a shower unit; hand wash basin; close coupled WC; wall light with shaver point; coved ceiling with extractor fan.



SERVICES

Mains electricity, water and drainage are available.

COUNCIL TAX

9 Springfield Park is Council Tax Band D.

SERVICE CHARGES

Ground Rent and Service Charges are currently £220 per calendar month.

TENURE

The property is offered on a 125 year lease dating from 1998.

Agents Note: Purchasers are advised that residence at Springfield Park is restricted to those aged 55 years or older.



DIRECTIONS

From Exeter take the A30 west beyond Okehampton to Sourton Down. Leave the dual carriageway, turn right and then immediately left following the signs to Bridestowe. Turn left into the village and follow the road into the centre turning left into Rectory Road. Go past the school on the right hand side and Springfield Park will be found after a short distance on the left.

VIEWING

Strictly by prior appointment with the vendor's agents:



Tel : - 01392 201748

For the attention of Michael Henderson

E mail : - residential@drewpearce.co.uk

JOINT AGENTS

Our joint agents in the marketing of this property are Mansbridge & Balment, Bridge House, Okehampton, Devon EX20 1DL. Telephone 01837 52371 or email okehampton@mansbridgebalment.co.uk

ENERGY PERFORMANCE CERTIFICATE



Reference: 50/1481

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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing DREW PEARCE has any authority to make or give any representation or warranty whatever in relation to this property.

Floorplan For Illustrative Purposes Only. Where needed, please note that DREW PEARCE uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact DREW PEARCE.