



7 Squire Court



Barnstaple 10 miles Tiverton 18 miles

An appealing ground floor retirement apartment in a sought after market town.

- Ground floor retirement apartment
- Over 60s only
- Hall
- Living/dining room
- Fitted kitchen
- Double bedroom
- Wet room
- Leasehold
- Council Tax Band B

Guide Price £175,000

Situation

Squire Court is located in a peaceful cul-de-sac in the market town of South Molton. Focused around the town square, South Molton offers a comprehensive range of everyday amenities including a good variety of independent shops, Sainsbury's supermarket, Post Office, banking facilities, library, pubs, restaurants and cafés. The town dates from the Saxon era and bustles when the award winning twice weekly pannier markets and livestock markets take place. The A361 bypasses the town and provides good access to the regional centre of Barnstaple to the east and Tiverton and M5 to the west at junction 27 where Tiverton Parkway Station also provides an express service to London Paddington. The main bus route from Tiverton to Barnstaple passes through the town.

Description

Squire Court was built in 2016 by award winning retirement homes specialists McCarthy Stone and is available exclusively for those aged 60 years and over wishing to enjoy retirement to the full. The development offers owners the opportunity to maintain independent living in their own home, surrounded by like-minded people. A House Manager provides excellent support and peace of mind to home owners, ensuring the smooth running of the development and alleviating the usual stresses caused by many aspects of property ownership. All apartments are also equipped with a 24-hour emergency call system. In addition to the apartment, owners have the use of several social and communal spaces, including landscaped gardens and a large communal lounge.

Accommodation

A front door leads into the HALL with a small UTILITY ROOM with heat recovery system, plumbing for washing machine, central heating boiler and slatted shelving. The LIVING ROOM is double aspect with bookshelf at one end and ornamental fireplace with flame effect fire and a glazed door to outside patio. The KITCHEN has a tiled floor and is fitted with a modern range of units, stainless steel sink unit with mixer tap, slimline dishwasher and integrated appliances include an electric oven and hob with

extractor over and upright fridge freezer. The DOUBLE BEDROOM has a walk-in wardrobe fitted with hanging rails and shelving. Off the hall there is a WET ROOM with a concealed cistern WC and wash basin with illuminated mirror above, heated towel rail and a tiled shower area with mixer shower and glass screen.

Service Charge

The annual service charge is currently £3,079.46 (for the year ending 30/6/26) and includes:
Cleaning of communal windows and the exterior of all apartment windows.
Water rates for communal areas and apartments.
Electricity, heating, lighting and power to communal areas.
24 hour emergency call system.
Upkeep of gardens and grounds.
Repairs and maintenance to the interior and exterior communal areas.
Contingency fund including internal and external redecoration of communal areas.
Buildings insurance.
The cost of the House Manager who oversees the smooth running of the development.

Tenure

Leasehold.
Lease 999 years from 2016. Ground rent £425 per annum (Ground rent review date: Jan 2031)

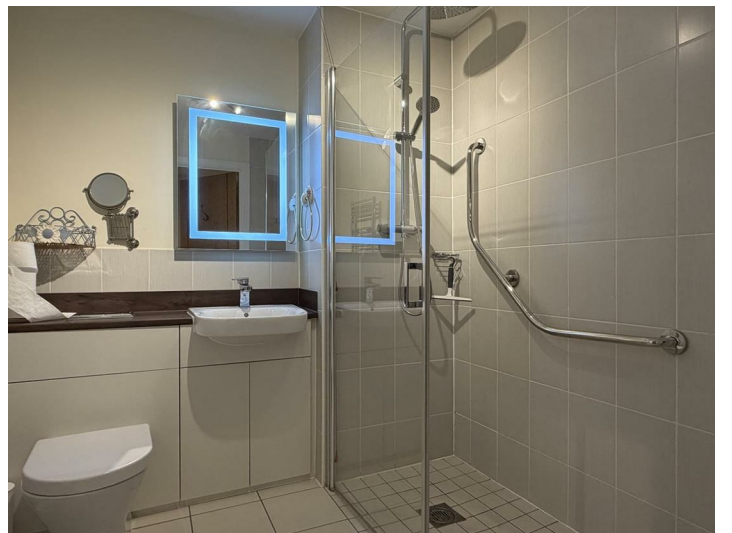
Viewing

Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

Directions

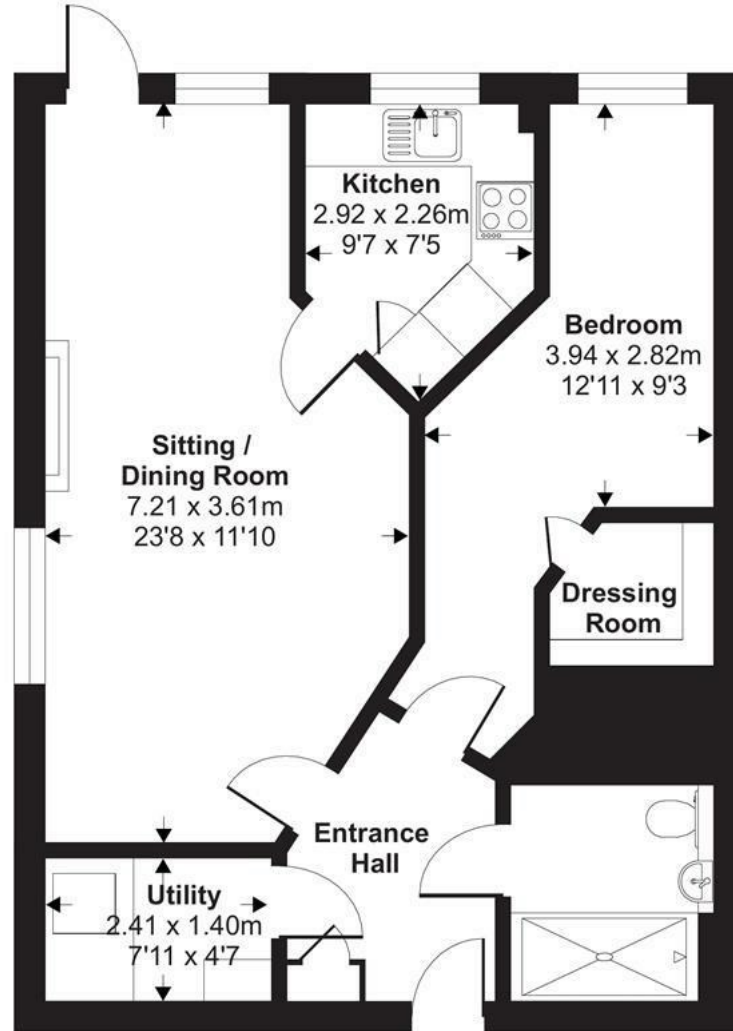
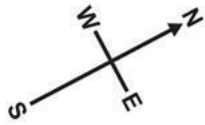
From South Molton take the B3227 (West Street) leading out of the town towards Umberleigh. Continue along this road, taking the third left hand turn into Raleigh Park. Continue down the hill and take the third left turn into Raleigh Mead. Continue up the hill, keep left at the top and follow this road to the end whereupon Squire Court will be found on the right.

What3words Ref: clerk.output.delays



Approximate Area = 592 sq ft / 54.9 sq m

For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctchecom 2026. Produced for Stags. REF: 1468849

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A			
(81-91) B			
(69-80) C		72	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	

29 The Square, South Molton, EX36 3AQ

01769 572263

south-molton@stags.co.uk

stags.co.uk



@StagsProperty