

Plot	Type	Floor	Parking	Sq Ft (Approx)	Price	Estimated Rental Value
1	1 Bed Apartment	Ground	Yes	420	£110,000	£525 pcm
2	1 Bed Apartment	Ground	Yes	420	£110,000	£525 pcm
3	1 Bed Apartment	First	No	420	£105,000	£500 pcm
4	1 Bed Apartment	First	Yes	450	£115,000	£550 pcm
5	1 Bed Apartment	Second	No	420	£110,000	£500 pcm
6	1 Bed Apartment	Second	Yes	450	£125,000	£550 pcm

**GENERAL REMARKS AND STIPULATION:-**

**Tenure:** The property is offered for sale leasehold, by private treaty with vacant possession on completion. Share of the Freehold will revert to all owners following the sale of the last property.

**Council Tax Banding:** To Be Confirmed

**Energy Rating:** To Be Confirmed

**Florist Court**  
**9 High Street**  
**Cullompton**  
**Devon**  
**EX15 1AB**

**Tel: 01884 38832**  
Gold's Place, 26 High Street, Cullompton  
Devon, EX15 1AA









**IMPORTANT NOTICE** Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

**8. Financial Evaluation** 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

**MEASUREMENTS AND OTHER INFORMATION** All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

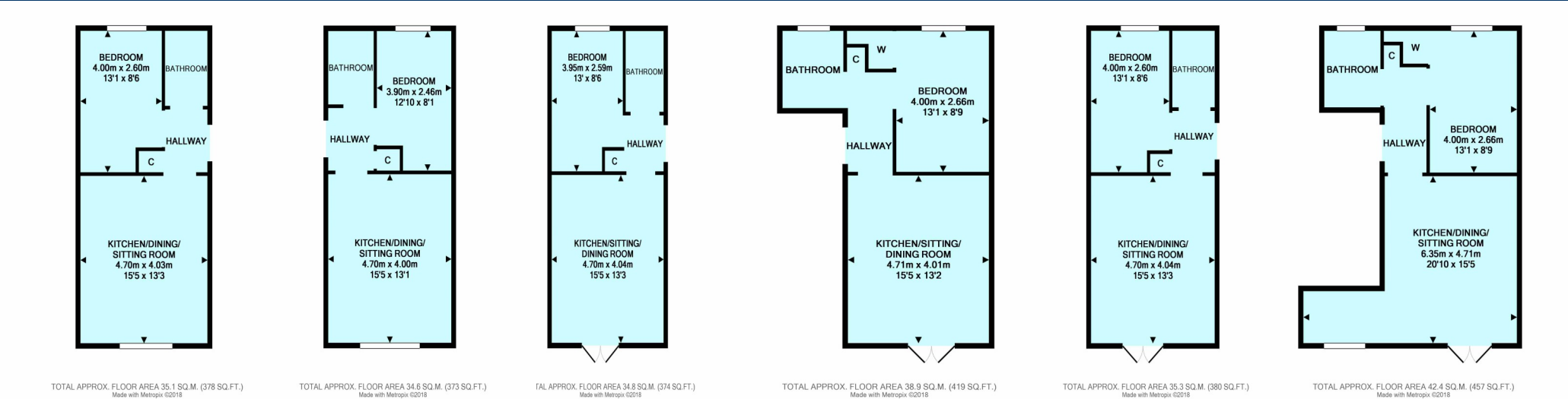


**Florist Court**  
**9 High Street, Cullompton, Devon EX15 1AB**

Prices range from  
£105,000 to £125,000







DESCRIPTION:

Florist Court is a new development comprising of 6 brand new 1 bedroom apartments set in the centre of Cullompton with convenient access to transport links and local amenities. The properties are set in a three storey building situated just off the High Street, with two apartments per floor and each apartment measuring approximately 420 – 450 sq ft. Four of the apartments have an allocated parking space and all apartments benefit from use of a communal garden. Internally these apartments will be finished to a high standard with fitted kitchens and shower rooms.

FEATURES:

- Contemporary High Standard Finish
- Secure Gated Entrance
- 4 Apartments Benefiting From 1 Allocated Parking Space
- Communal Garden
- Fitted Kitchen To Include Integrated Oven, Hob & Extractor, With White Gloss Wall & Base Units and Granite Effect Worktops
- Efficient Electric Panel Heaters
- Timber Frame, Insulation To Latest Regulation
- No Restrictions - Pets Allowed
- Situated Close To Transport Links & Local Amenities
- Ground Floor, First Floor & Second Floor Flats Available
- Prices From £105,000 - £125,000 - Ideal Investment Or First Time Buy

PRICING:

The apartments are offered to the market with prices ranging from £105,000 to £125,000. A non-refundable reservation fee of £500 will be applicable to secure the property.

SERVICE CHARGES & GROUND RENT:

The apartments are offered to the market leasehold with a 125 year lease. Service charges and ground rent will apply, with service charge fees estimated at £350 per annum and ground rent to be £150 per annum - to be confirmed by developer. Share of the Freehold will revert to all owners following the sale of the last property.

SITUATION:

The popular market town of Cullompton offers a good selection of local amenities including supermarkets, a range of health and leisure centres, both junior and senior schools and the award-winning Padbrook Golf Club. With junction 28 of the M5 motorway close by Cullompton has prominent commuter links with the Cathedral City of Exeter and the Somerset town of Taunton.

DIRECTIONS:

From our Cullompton office, proceed on foot along the High Street towards the Culm Valley Florist. The apartments can be found through the archway set back from the High Street.



An exclusive gated development of just six beautifully finished contemporary one bedroom apartments, with four benefiting from allocated parking, situated within walking distance to local amenities and with excellent access to transport links. Prices range from £105,000 to £125,000.