



LITTLE FIELD COURT

GREEN LANE, TAVISTOCK, DEVON

A new concept in retirement living

You own your own home

Each home is sold on a freehold basis so you have no worries about paying ground rent or large exit fees if or when you sell. Each home comes with a 10 year NHBC warranty for peace of mind.

You own your own private garden and parking space

Each home has its own manageable private garden (which can be made low maintenance) and its own parking space. Disabled car parking spaces are available if required.

You live in a safe and secure gated environment

The development is made secure by a controlled electronic gated entry system linked to each home. It means you can 'lock up and leave' your home with confidence or simply stay all year round with the added reassurance of knowing only welcome visitors can gain entry.

You live in a low maintenance and highly energy efficient home

Each home is designed to be low maintenance with uPVC windows, soffits and fascias and the extensive use of natural stone. High insulation levels mean each home is warm and cosy and the use of the latest energy efficient gas boilers ensures heating bills are kept low.

You live in a home that is suited for your needs without adaption

Each home has an en-suite bathroom with a large shower (which can be converted to a wet room at additional cost). Most homes have a second access to the bathroom which allows the second bedroom to also be en-suite. Each home is suitable for wheelchair use. An eye-level oven in the kitchen, easy grip taps and grab rails in the bathrooms are installed to make life easier.

You live in a home which has a high specification.

Each kitchen is fully fitted with quality 'Chippendale' units with an integrated fridge, freezer and dishwasher, eye level oven and separate hob. Bathroom sanitary ware is by 'Roca'. Quality carpets are fitted and rooms have sculptured coving to the ceilings. Fitted wardrobes and a fire and fire surround are available at additional cost. Each home is wired for Sky, Sky+, Freeview, BT and Broadband.

You can bring your pets

Unlike some other retirement developments there are no restrictions on pets whatsoever.

You are in control of the service charges.

Unlike other retirement developments the residents are in control and responsible for the service charges through The Little Field Court Management Company of which they become members. There are no exorbitant charges by other management companies to pay. The estimated service charge per property of only £550 per annum covers the cost of the external lighting, grass cutting and maintenance of the communal garden and landscape planting, maintenance of the electronic gate entry and communal TV aerial systems, insurance, administration and audit costs.

