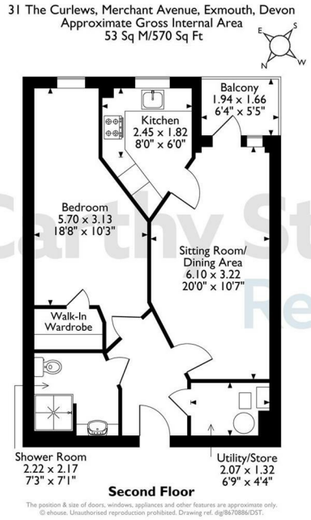
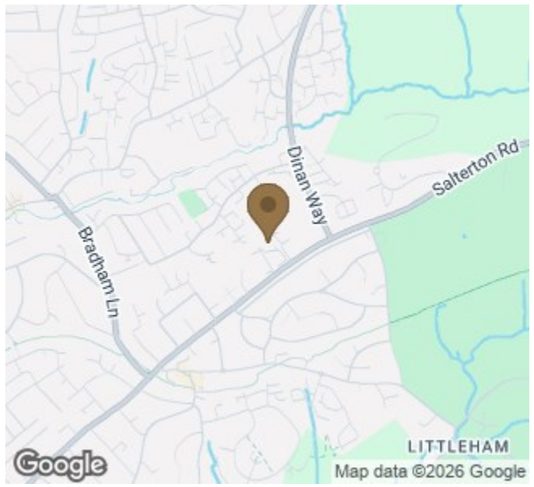
Excellent

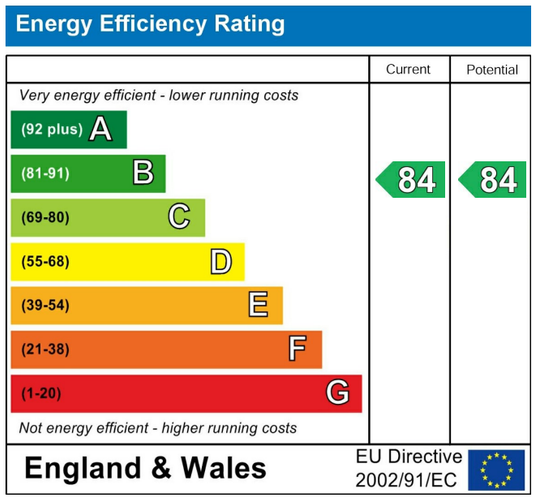
Trustpilot

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Resales











31 The Curlews

Merchant Avenue, Exmouth, EX8 2GG

1 | 1 | Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 31 The Curlews could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £295,000
Leasehold

Why you'll love living here:

- Second floor apartment - lift access to all floors
- Walk out balcony With far reaching views
- Modern fitted kitchen with integrated appliances
- Double bedroom with walk in wardrobe
- Onsite chef-run bistro
- Estates team on site 24/7 providing care & support
- Wellness Suite
- Landscaped communal gardens
- 24/7 Careline & Secure Entry System
- Coastal location with excellent transport links

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

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Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

31 The Curlews, Exmouth

1 | 1 | Asking price £295,000

The Curlews
Constructed in 2024 by renowned retirement home specialists McCarthy Stone, The Curlews provides a fantastic lifestyle living opportunity for the over 70's.
A 'Retirement Living Plus' development designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent staff and Estate Manager who oversees the smooth running of the development.
Homeowners benefit from an hour of domestic assistance included within the service charge each week, and there are extensive domestic and care packages available to suit individual needs and budgets.

All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per night applies.
The property enjoys excellent communal facilities including bistro serving delicious hot food 7 days a week, wellness suite, communal lounge as well as an amazing location just two miles from the golden shores of the Blue Flag Sandy Bay beach.

It's so easy to make new friends and to lead a busy and fulfilled life at The Curlews; there are always plenty of regular activities and social events to choose from, but whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

The Local Area
Exmouth is a lively port town and seaside resort, situated on the east coast of Devon, where the River Exe meets the sea. As well as a harbour, it boasts two miles of golden sandy beaches and is the gateway to the breath-taking Jurassic coast.

The area offers plenty of opportunities to get out into the great outdoors, with abundant cycling and walking trails nearby, including the spectacular South West Coastal path. Exmouth is a wildlife hotspot with thousands of birds spending winter on the estuary at Exmouth Nature Reserve. Exmouth is also a popular spot for water sports.

As well as a range of pubs and eateries, historic Exmouth has an indoor market, plenty of shopping opportunities and a Blue Plaque heritage trail. There are festivals aplenty too, with the annual Exmouth Festival of arts and music, the Kite Festival in August and, for seafood lovers, the Spirit of the Exe and Exmouth Mussel Festival in September.

Travelling further afield couldn't be easier either. Exmouth Train Station is in the centre of the town and you can be in London Paddington in around three and a half hours. By road, Exmouth is only 8 miles from the M5 and 11 miles from Exeter, which has an international airport

31 The Curlews
Situated on the second floor and conveniently positioned close to the lift serving all floors, apartment 31 is beautifully presented throughout and enjoys attractive, far-reaching views from all the principal rooms. The spacious living room is a particular highlight, featuring a south-westerly facing walk-out balcony, providing the perfect spot to sit back and enjoy the surrounding outlook. A door from the living room leads through to the modern, well-equipped kitchen, offering a range of integrated appliances.

The entrance hall provides access to a generous double bedroom, complete with a useful walk-in wardrobe, alongside a contemporary bathroom fitted with a walk-in shower. There is also the added benefit of a separate walk-in utility/storage cupboard, providing excellent additional storage space.

Additional Information & Services
• Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Social Lifestyle
The Communal Lounge is at the heart of the community at The Curlews and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens
One of the main social hubs of The Curlews is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Care & Support
The personal care services available at The Curlews can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Service Charge
What your service charge pays for:

• Estate Manager who ensures the development runs smoothly
• CQC Registered care staff on-site 24/7 for your peace of mind
• 1 hour cleaning / domestic assistance per week, per apartment
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• The running costs of the onsite restaurant
• Cleaning of communal areas daily
• Cleaning of windows
• Maintenance of the landscaped gardens and grounds
• Repairs & maintenance to the interior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Annual service charge is £9,984.38 for financial year ending 28/02/2027.

Lease
No Ground Rent payable.
Leasehold - 999 Years from 01/01/2024













