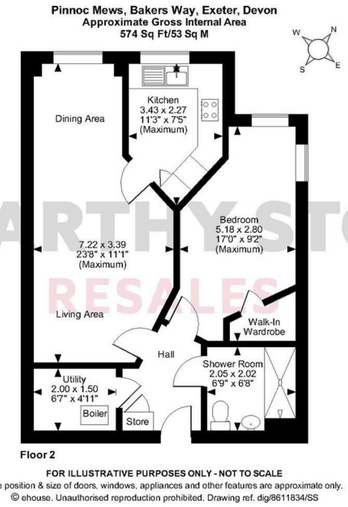
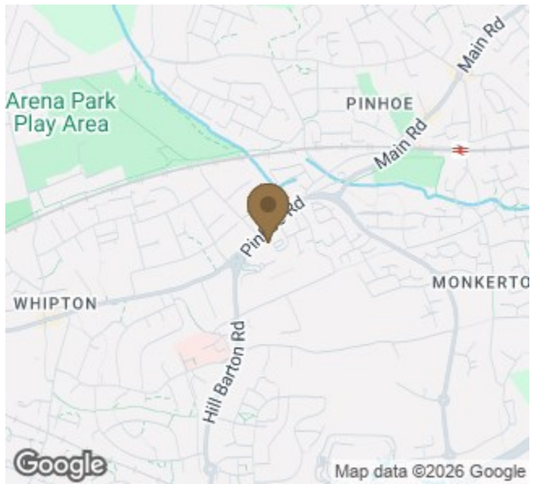
Excellent

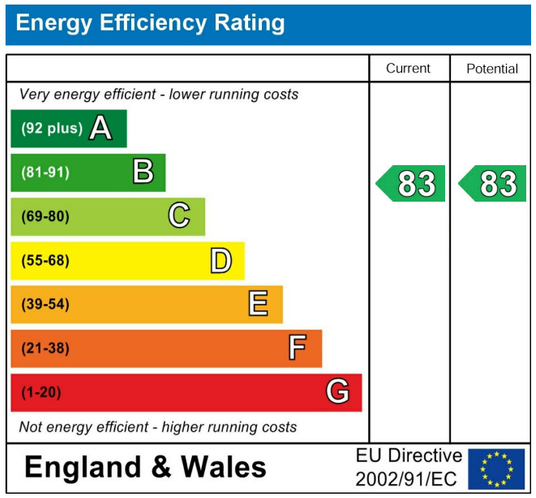
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Registered in England and Wales No. 10716544

The Property Ombudsman







35 Pinnoc Mews

Bakers Way, Exeter, EX4 8GD

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 35 Pinnoc Mews could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £150,000
Leasehold

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

Why you'll love living here:

- Top Floor Apartment - Lift Access To All Floors
- Modern Kitchen With Integrated Appliances
- Dual Aspect Living Room With Floor To Ceiling Windows
- Double Bedroom With Walk In Wardrobe
- Modern Bathroom With Walk In Shower
- Homeowners Lounge Where Social Events Take Place
- House Manager Looks After The Smooth Running Of the Development
- Guest Suite Available For Visiting Family And Friends
- 24-Hour Emergency Call System & Secure Entry System
- Walking Distance To Supermarket

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

35 Pinnoc Mews, Exeter

1 | 1 | Asking price £150,000

Pinnoc Mews
Pinnoc Mews is a 'Retirement Living' development providing an independent living opportunity for those over 60 years of age with the peace-of-mind provided by the day-to-day support of our excellent House Manager whose overseas the smooth running of the development.
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. The development enjoys excellent communal facilities including a fantastic homeowners lounge, beautiful landscaped gardens, and a scooter store . There is also a super guest suite widely used by visiting family and friends for which a small charge applies.

It's so easy to make new friends and to lead a busy and fulfilled life at Pinnoc Mews; there are always a variety of regular activities to choose from including; coffee mornings, film nights and themed events. Whilst there is something for everyone there is certainly no obligation to participate and home owners can of course remain as private or be as involved as they wish.

The Local Area
Constructed in mid-2018 by multiple award-winning retirement developer McCarthy Stone, Pinnoc Mews is located on the outskirts of Exeter. Pinhoe is a fantastic setting with a thriving local community yet retains its historical feel through thatched cottages and other quaint buildings. St. Michael and All Angels Church overlooks Pinhoe and dates back to the 15th Century.
The Cathedral City of Exeter is close to Pinhoe, boasting extensive shopping facilities and cultural attractions including the Royal Albert Memorial. Exeter Historical Quayside are ideal places to visit, with fantastic dining options provided alongside a scenic waterfront setting and Pinhoe also offers access to the coastline of the South West. Train services from Pinhoe station operate on the main rail route from Exeter St. Davids to London Waterloo. A local bus service also operates regularly, with journeys to the city centre running every 5-10 minutes from a bus stop located directly outside the development.
Local amenities include the Pinoe Hoard public house adjacent to the development, a convenient 'watering hole and a perfect place for lunch. A Sainsbury's supermarket is just around the corner with a cafe and petrol station, and an Aldi store is on the opposite side of the road. A doctor's surgery, Post Office branch, local pharmacy and several shops are then found in Pinhoe, with further shopping facilities found in the centre of Whipton - half a mile away.

35 Pinnoc Mews
Situated on the top floor of the development, apartment 35 enjoys a convenient position close to the lift, which provides access to all floors. The welcoming entrance hall leads through to a generously proportioned living room, featuring impressive floor-to-ceiling double-glazed windows that allow plenty of natural light to fill the space. A door leads through to the modern, well-appointed kitchen, which benefits from a range of integrated appliances.

The spacious double bedroom offers the added advantage of a walk-in wardrobe, providing excellent storage facilities. The contemporary shower room is conveniently accessed from the entrance hall, along with a separate walk-in utility/store cupboard, offering further practical storage space.

Additional Information & Services
• Ultrafast Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage
• No parking space is included within the sale

Social Lifestyle
The Communal Lounge is at the heart of the community at Pinnoc Mews 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 Pinnoc Mews 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

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:

• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in 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 House Manager.

Service Charge: £3,292.63 per annum (up to financial year end 31/03/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to .

Lease Information:
Lease length: 999 years from 1st Jan 2018
Ground rent: £425 per annum
Ground rent review: 1st Jan 2033













