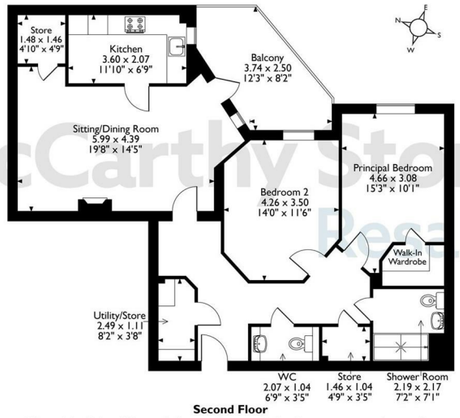
Excellent

Trustpilot

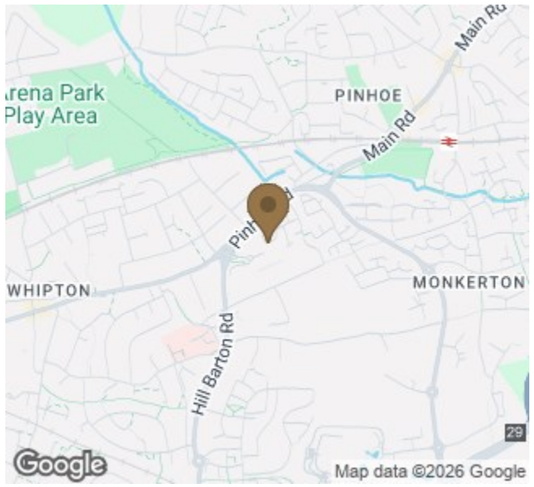
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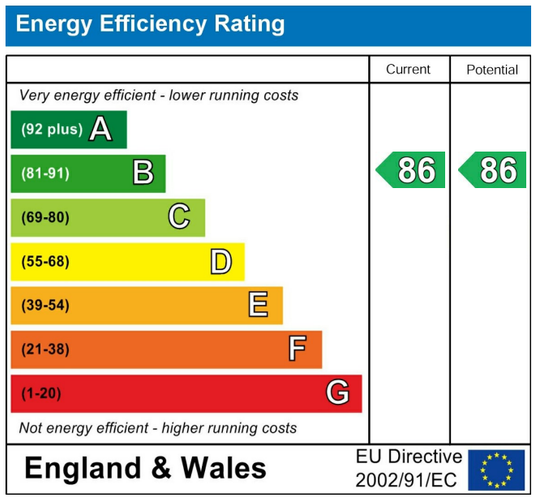
37 Pinnoc Mews, Bakers Way, Exeter, Devon
Approximate Gross Internal Area
92 Sq M/990 Sq Ft



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544

The Property Ombudsman







37 Pinnoc Mews

Bakers Way, Exeter, EX4 8GD

2 | 1 | Council Tax Band: D

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

Asking price £349,995
Leasehold

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

Why you'll love living here:

- Larger Style Top Floor Apartment - Lift Access To All Floors
- Walk Out Balcony From Spacious Living Room
- Modern Kitchen With Integrated Appliances
- Two Double Bedrooms - Principal Bedroom With Walk In Wardrobe
- Modern Shower Room Plus Separate Cloakroom
- Excellent House Manager Looks After The Running Of the Development
- 24-Hour Emergency Call System & Secure Camera Entry System
- Homeowners Lounge Where Social Events Take Place
- Guest Suite Available For Visiting Family And Friends
- Walking Distance To Supermarket

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

37 Pinnoc Mews, Exeter

2 | 1 | Asking price £349,995

Pinnoc Mews

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.

This 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.

37 Pinnoc Mews

Situated on the top floor and conveniently located close to the lift, apartment 37 is a particularly spacious two-bedroom home, offering the benefit of a larger style layout and an impressive walk-out balcony.
The generous living room provides an inviting space to relax and entertain, featuring a modern fireplace with an inset electric fire, creating an attractive focal point. There is also direct access onto the balcony, providing a lovely spot to enjoy some fresh air. The modern, well-appointed kitchen is conveniently accessed from the living room and offers a range of fitted units and integrated appliances. Both bedrooms are comfortable doubles, with the principal bedroom further benefiting from a useful walk-in wardrobe.
The accommodation is completed by a contemporary shower room, a separate cloakroom and an excellent selection of useful storage cupboards throughout, making this a particularly practical and well-proportioned apartment.

Additional Information & Services

• Ultrafast 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 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: £4,938.94 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: £495 per annum
Ground rent review: 1st Jan 2033







