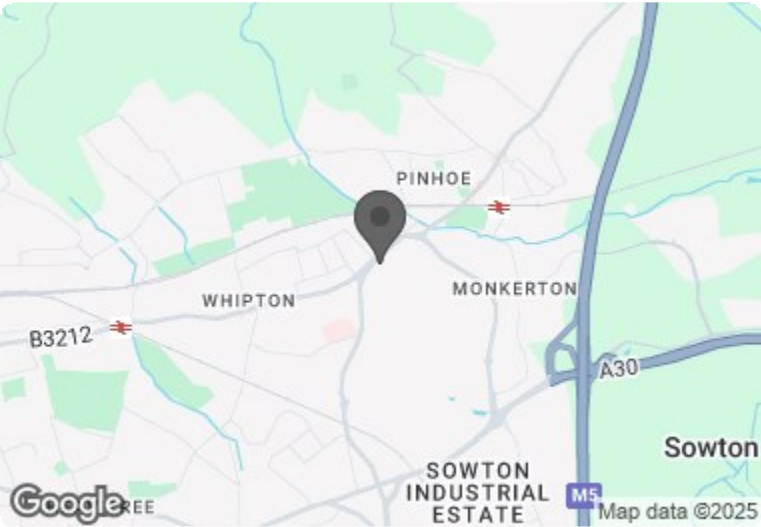


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The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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35 Pinnoc Mews

Bakers Way, Exeter, EX4 8GD

PRICE
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PRICE REDUCTION

Asking price £199,950 Leasehold

Join us for Tea & Cake at our Open Day - Thursday 31st July 2025 - from 10am - 4pm - book your place today!

Top floor, one bedroom retirement apartment located in the vibrant city of Exeter. Modern, well equipped kitchen, generous living room, double bedroom with walk in wardrobe and modern shower room.

Energy Efficiency *Pet Friendly*

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Pinnoc Mews Bakers Way, Exeter, Devon,

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 oversees 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.

No.35

Situated on the top floor, no.35 is close by to the lift access that



serves all floors. The entrance hall leads to a generous size living room with a door to the modern kitchen that offers a host of integrated appliances. The double bedroom benefits from a walk in wardrobe and there is a modern shower room accessed from the entrance hall, along with a walk in utility/store cupboard.

Entrance Hall:

A good-sized hall having a solid Oak-veneered entrance door with spy-hole. A security intercom system provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in utility cupboard with light, shelving, Gledhill water cylinder supplying hot water, 'Vent Axia' heat exchange unit and automatic washer/dryer. Feature glazed panelled door to Living Room.

Living Room:

A really welcoming room benefiting from floor to ceiling double-glazed windows. A feature glazed door leads to the kitchen.

Kitchen:

Double-glazed window. Luxury soft cream gloss-fronted fitted units with under unit lighting, contrasting worktops with matching upstands and incorporating a stainless steel inset sink unit. Comprehensive range of integrated appliances comprise; a four-ringed hob with a contemporary glass splash panel and stainless steel chimney hood over, waist-level oven, and concealed fridge and freezer. Ceiling spot light fitting and tiled floor.

Double Bedroom:

An excellent double bedroom with a double-glazed window. Walk-in wardrobe with auto-light, hanging rails and shelving.

Shower Room:

A modern facility with white sanitary ware comprising; easy-access walk-in shower with glazed screen, a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below and work surface over, mirror with integral light above. Ladder radiator, ceiling spot lights, extensively tiled walls and floor.

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



1 Bed | £199,950

- 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: £3,207.96 per annum (up to financial year end 31/03/2025).
- Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).
- Lease Information:**
- Lease length: 999 years from 1st Jan 2018
Ground rent: £425 per annum
Ground rent review: 1st Jan 2033
- Additional Information & Services**
- Ultrafast Full Fibre Broadband available
 - Mains water and electricity
 - Electric room heating
 - Mains drainage
 - No parking space owned
- 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 that can assist with service charges or living costs.
 - 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.



PRICE
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