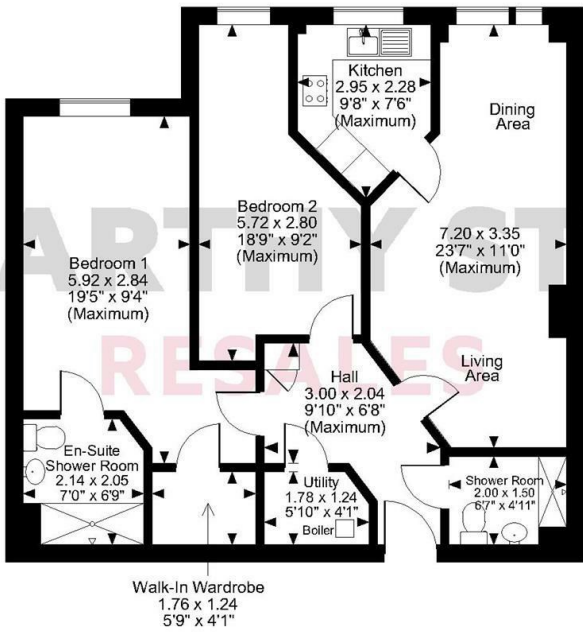
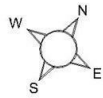
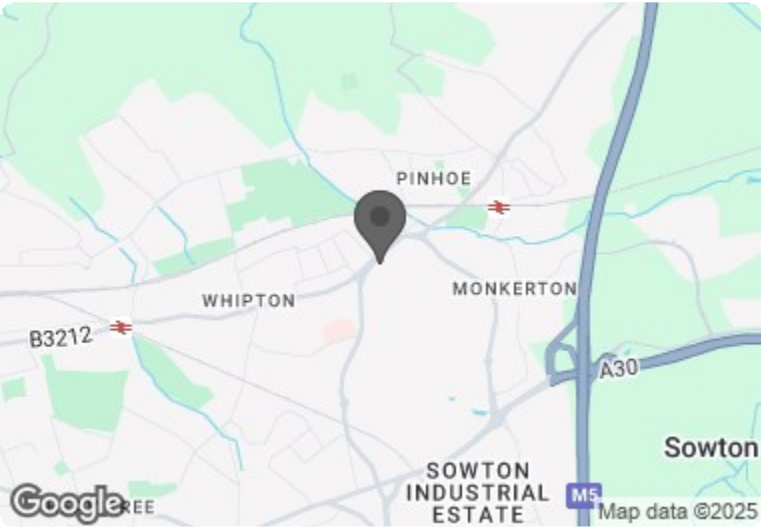


Pinnoc Mews, Bakers Way, Exeter, Devon
Approximate Gross Internal Area
832 Sq Ft/77 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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32 Pinnoc Mews

Bakers Way, Exeter, EX4 8GD

PRICE
REDUCED



PRICE REDUCTION

Asking price £249,000 Leasehold

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

Located on the top floor, this beautifully presented retirement apartment is located close to the lift, making all of the beautiful communal spaces easily accessible. The two bedrooms are of a generous size and the master bedroom has an en-suite shower room & walk in wardrobe.

Energy Efficient *Pet Friendly*

Call us on 0345 556 4104 to find out more.

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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.32

Situated on the top floor, no.32 is close by to the lift access that



serves all floors and is really well presented. The entrance hall leads to a generous size living room with feature fireplace, the modern kitchen has a host of integrated appliances and the two bedrooms are of a good size, with the master having a walk in wardrobe and en-suite shower room. There is a further guest shower room and 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 and beautifully presented room with a floor to ceiling double-glazed window. Feature fireplace with electric coal effect fire. A feature glazed door leads to the kitchen.

Kitchen:

The kitchen boasts luxurious soft cream gloss-fronted fitted units with under-unit lighting, complemented by contrasting worktops featuring matching upstands and incorporating a stainless steel inset sink unit. A comprehensive suite of integrated appliances includes a four-ringed hob with a contemporary glass splash panel and a stainless steel chimney hood above, waist-level oven and concealed fridge and freezer.

Master Bedroom:

Generous size double bedroom with a double-glazed window. Walk-in wardrobe with auto-light, hanging rails and shelving. Door to en-suite.

En-Suite Shower Room

A modern facility with white sanitary ware comprising; easy-access walk-in shower with sliding 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.

Bedroom Two

A further double bedroom with double glazed window.

Shower Room:

A modern facility with white sanitary ware comprising; easy-access walk-in shower with sliding glazed screen, a back-to-the wall WC with concealed cistern and wash hand basin. Ladder radiator, ceiling spot lights, extensively tiled walls and floor.

2 Bed | £249,000

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: £4,811.94 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: £495 per annum
Ground rent review date: 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.

