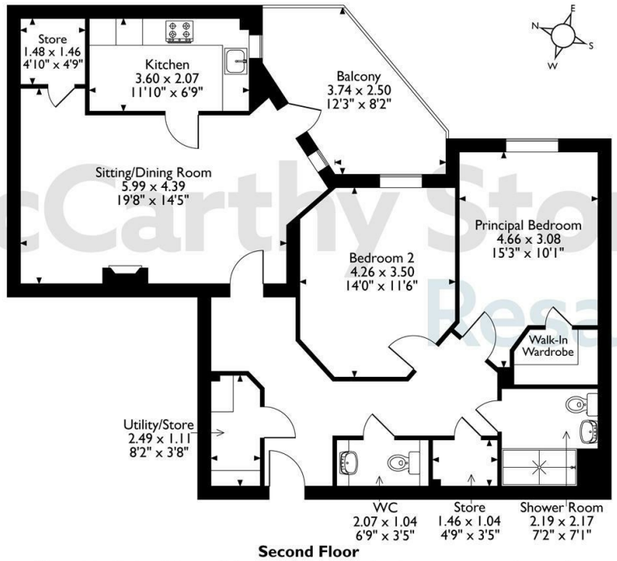
McCarthy Stone
Resales

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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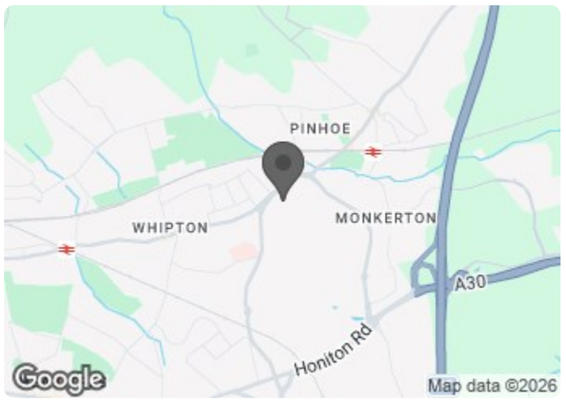
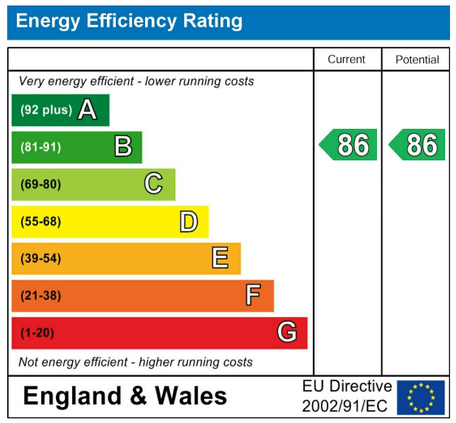
Council Tax Band: D





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.

The Property Ombudsman

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McCarthy Stone
Resales

37 Pinnoc Mews

Bakers Way, Exeter, EX4 8GD

Asking price £370,000 Leasehold

Very well presented top floor, larger style, two bedroom retirement apartment with large walk out balcony.
Energy Efficient *Pet Friendly*

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Pinnoc Mews Bakers Way, Exeter, Devon, EX4 8GD

2 Bed | £370,000

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.

No.37
No.37 is a larger style, two bedroom, top floor apartment with a large walk out balcony. The generous size living room leads to the balcony, along with the modern, well equipped kitchen. Both bedrooms are of a double size and the master has a walk in wardrobe. Along with the modern shower room, there is a separate cloakroom, and the apartment offers plenty of useful storage.

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, along with an emergency pull cord. Store cupboard along with a separate walk-in utility cupboard with light, shelving, 'Vent Axia' heat exchange unit and automatic washer/dryer.

Cloakroom
Back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below and work surface over, mirror with integral light above.

Living Room:
A really welcoming and generously sized room with modern feature fireplace with electric fire. Double glazed door with matching side panel opens on to the balcony, a feature glazed door leads to the kitchen, and there is a door opening to a store.

Balcony
A lovely size walk out balcony with ample space for table and chairs.

Kitchen:
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, concealed dishwasher and fridge and freezer. Ceiling spot light fitting, tiled floor and double-glazed window.

Principal Bedroom:
A double bedroom with a double-glazed window. Walk-in wardrobe with auto-light, hanging rails and shelving. Door to en-suite shower room.

Bedroom Two
A further double bedroom with double glazed window, which could alternatively be used as a separate dining room or study.

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
• 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: £4,934.82 per annum (up to financial year end 31/03/2026).

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: 1st Jan 2033

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

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.