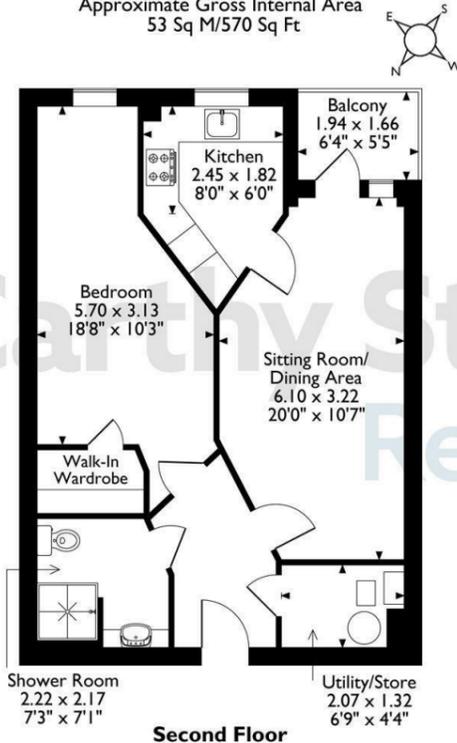


31 The Curlews, Merchant Avenue, Exmouth, Devon  
Approximate Gross Internal Area  
53 Sq M/570 Sq Ft



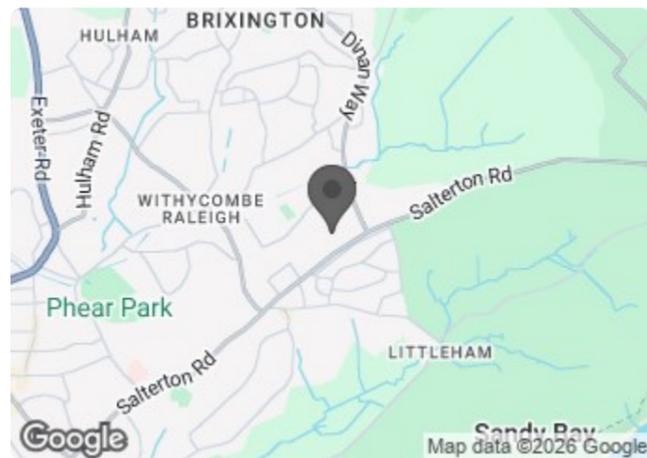
**Second Floor**  
The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8670886/DST.

## 31 The Curlews

Merchant Avenue, Exmouth, EX8 2GG



Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.



## Asking price £295,000 Leasehold

Situated within this stunning development that was only completed in 2024, this one bedroom, first floor apartment boasts far reaching views of the countryside and the bay from the walk out balcony.

\*On Site Bistro\* \*Energy Efficient\* \*Pet Friendly\*

**Call us on 0345 556 4104 to find out more.**

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

# The Curlews, Merchant Avenue, Exmouth

## 1 Bed | £295,000

### The Curlews

Constructed in 2024 by renowned retirement home specialists McCarthy Stone, The Curlews provides a fantastic lifestyle living opportunity for the over 70's.

A 'Retirement Living Plus' development designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent staff and Estate Manager who oversees the smooth running of the development.

Homeowners benefit from an hour of domestic assistance included within the service charge each week, and there are extensive domestic and care packages available to suit individual needs and budgets.

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. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per night applies. The property enjoys excellent communal facilities including bistro serving delicious hot food 7 days a week, wellness suite, communal lounge as well as an amazing location just two miles from the golden shores of the Blue Flag Sandy Bay beach.

It's so easy to make new friends and to lead a busy and fulfilled life at The Curlews; there are always plenty of regular activities and social events to choose from, but whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

### The Local Area

Exmouth is a lively port town and seaside resort, situated on the east coast of Devon, where the River Exe meets the sea. As well as a harbour, it boasts two miles of golden sandy beaches and is the gateway to the breath-taking Jurassic coast.

The area offers plenty of opportunities to get out into the great outdoors, with abundant cycling and walking trails nearby, including the spectacular South West Coastal path. Exmouth is a wildlife hotspot with thousands of birds spending winter on the estuary at Exmouth Nature Reserve. Exmouth is also a popular spot for water sports.

As well as a range of pubs and eateries, historic Exmouth has an indoor market, plenty of shopping opportunities and a Blue Plaque heritage trail. There are festivals aplenty too, with the annual Exmouth Festival of arts and music, the Kite Festival in August and, for seafood lovers, the Spirit of the Exe and Exmouth Mussel Festival in September.

Travelling further afield couldn't be easier either. Exmouth Train Station is in the centre of the town and you can be in London Paddington in around three and a half hours. By road, Exmouth is only 8 miles from the M5 and 11 miles from Exeter, which has an international airport

### No.31

No.31 is a very well presented, second floor apartment with far reaching views from all the principle rooms. The living room boasts a walk out balcony with far reaching views and a door leads to the modern, well equipped kitchen. From the entrance hall, a door opens to the double bedroom with walk in wardrobe, along with a door to the modern bathroom with walk in shower.

### Entrance Hall

Entrance door with spy-hole. Walk-in airing cupboard/store with light, shelving and housing a washer/dryer, the Gledhill water cylinder that supplies the domestic hot water, and concealed 'Vent Axia' unit. A further feature in the entrance hall is the wall mounted security and emergency call system panel.

### Living Room

A welcoming room with fully glazed door opening on to the walk out balcony. Wall mounted electric panel heater and a further door opens to the separate kitchen.

### Balcony

Large enough for a small table and chairs, this South Westerly facing balcony enjoys far reaching views of the countryside and the bay.

### Kitchen

With a double-glazed window.. Excellent range of gloss white fitted wall and base units with contrasting wood effect worktops and incorporating an inset sink/drain unit. Integrated appliances include; a four-ringed hob with stainless steel chimney extractor hood over, high level oven and concealed fridge and freezer.

### Double Bedroom

With a double-glazed window. Walk in wardrobe with hanging rails, wall mounted electric panel heater and emergency pull cord.

### Bathroom

Modern white suite comprising; level access shower, close-coupled WC, vanity wash-hand basin with under-sink storage and mirror and shaver point above. Extensively tiled walls, electric heated towel rail/radiator and emergency pull cord.

### Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

### Care & Support

The personal care services available at The Curlews can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

### Service Charge

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior 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 Estate Manager.

Annual service charge is £9,984.38 for financial year ending 28/02/2027.

### Lease

No Ground Rent payable.  
Leasehold - 999 Years from 01/01/2024

### 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.

