

9 Pinnoc Mews

Bakers Way, Pinhoe, Exeter, EX4 8GD



Asking price £180,000 Leasehold

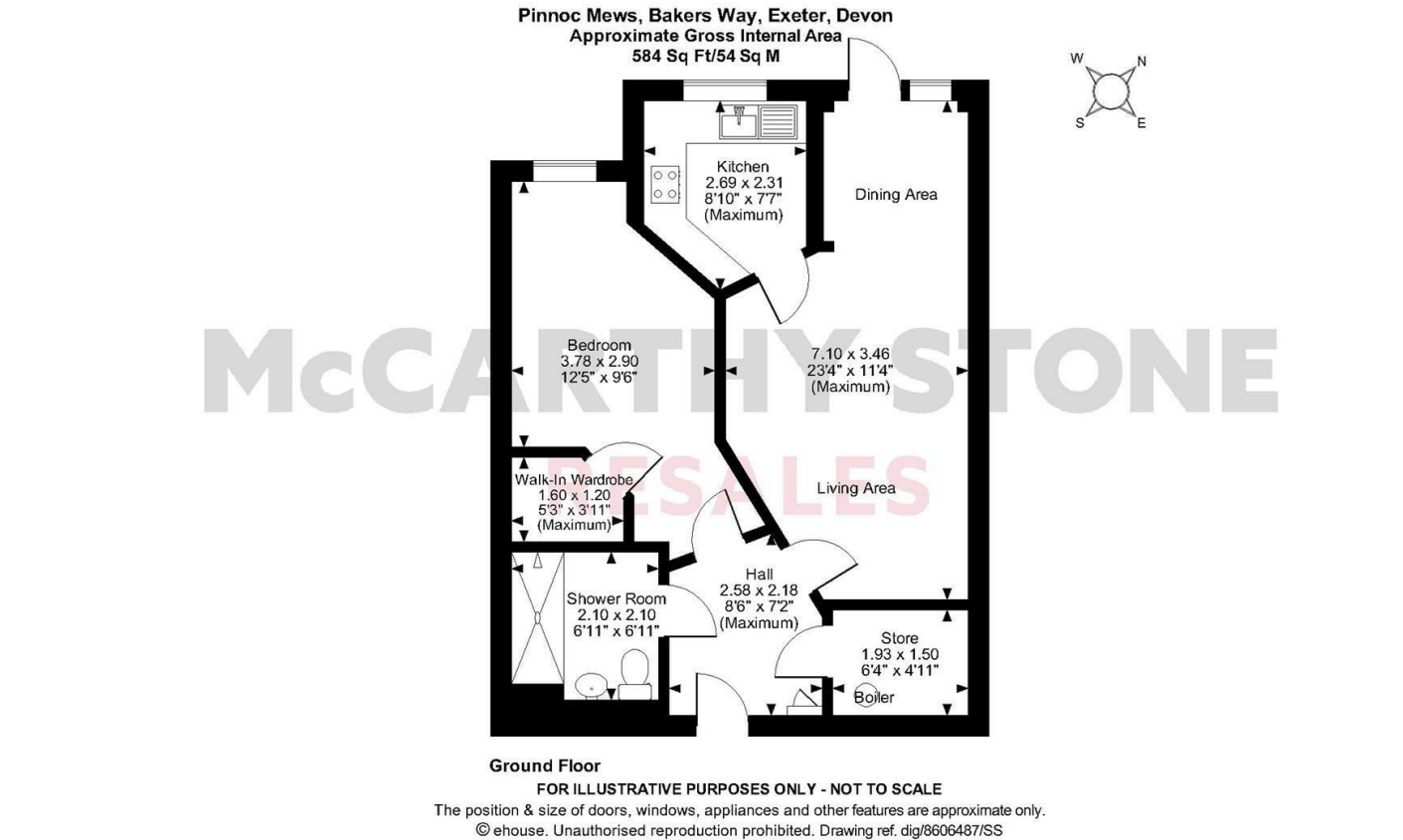
\*Shared Ownership - Options to purchase 50% - 100%\*

Beautifully presented ground floor retirement apartment with access out on to a patio area from the living room. Modern kitchen & shower room, double bedroom with walk in wardrobe.

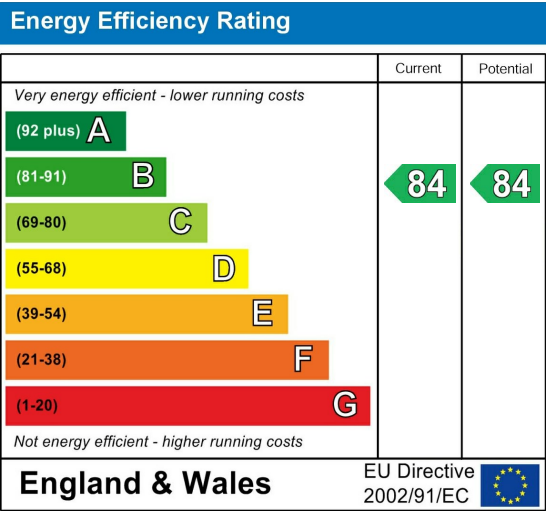
\*Energy Efficient\* \*Pet Friendly\*

Call us on 0345 556 4104 to find out more.

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Council Tax Band: C



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

**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.

**Shared Ownership Scheme**  
9 Pinnoc Mews is available to purchase on the shared ownership scheme from a 50% share up to the full 100%. If bought on the shared ownership scheme, there is rent payable on the percentage not owned, for example, the current rent on a 50% share is £267.33 per month.  
Purchasing a shared ownership property is subject to meeting the criteria, eligibility criteria can be found at 'www.homereach.org.uk/general-eligibility'.



**Entrance Hall:**  
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 double glazed patio door opening onto a patio area with further window to the side. Feature fireplace with inset coal effect electric fire. 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:**  
Double-glazed window. Walk-in wardrobe with auto-light, hanging rails and shelving.

**Shower Room:**  
Modern white suite comprising; walk-in shower with glazed screen, back-to-the-wall WC with concealed cistern, vanity wash-basin with a cupboard unit below and a sleek work surface above, above the basin, there is a mirror with an integral light. Ladder radiator, wall mounted double bathroom cabinet, emergency pull cord, tiled floor and extensively tiled walls.

**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: £3,289.88 per annum (for financial year ending



## 1 Bed | £180,000

31/03/26)

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 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.

