



£349,950

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



****LUXURY RETIREMENT APARTMENT** 2 Bedroom apartment, benefiting from a good sized balcony, situated in a convenient location on the edge of Pinhoe, with amenities and regular bus route on the doorstep**

- Spacious sitting /dining Room
- Large balcony overlooking the communal gardens
- Modern kitchen with built-in appliances
- Bathroom & Separate cloakroom
- 2 Bedrooms - one with double wardrobe
- Lift to all Floors
- Homeowners' Lounge and Guest Suite
- Visitors Parking
- Secure entry system
- House Manager on site (during office hours)

DESCRIPTION: A spacious two bedroom apartment benefitting from a good sized balcony, situated at the rear of the development enjoying a sunny aspect with views over the communal lawned gardens. Pinnoc Mews is a development of less than 40 retirement apartments, constructed in 2018, suitable for anyone over the age of 60. The development is beautifully maintained inside and out with stylish communal spaces. There is a residents' lounge, a great social space that hosts regular events throughout the week, including coffee mornings, quiz & film nights, card & board games etc. On the ground floor is a guest suite. Outside are beautifully maintained lawned & paved gardens, with a range of outdoor furniture for all to enjoy. During office hours there is a House Manager, should you need a helping hand.

LOCATION: Pinnoc Mews is located in the sought-after area of Pinhoe on the edge of Exeter. With a bus stop located outside the development and a train station less than 0.5 miles away, Pinnoc Mews is the perfect place to retire, whether you prefer to spend time in Pinhoe itself or wish to explore further afield. Pinhoe Village retains a close-knit, community feel with activities and amenities in abundance. America Hall, the Community Centre in Pinhoe, runs a busy timetable of events from pilates and dance, to creative craft classes. If you are new to the area, it really is the hub of the community. Other amenities include a Church, Restaurant, Doctors Surgery, Pharmacy, Convenient Store, Hairdressers, Vets and Butchers to name a few. Conveniently within a few minutes walk of Pinnoc Mews are 3 well-known supermarkets and The Pinhoe Hoard pub & restaurant serving delicious lunches and evening meals.

The accommodation comprises (all measurements are approximate):

LOWER GROUND FLOOR:

COMMUNAL ENTRANCE: Security entry buzzer system. Two sets of electric double doors lead to the...

COMMUNAL ENTRANCE LOBBY. Door to House Managers Office. Doors across the hallway to Homeowners communal lounge. From here there is access to the two lifts serving all floors, the refuse store, and stairs to...

SECOND FLOOR:

LANDING: Private entrance door to apartment.

ENTRANCE HALL: A wide hallway with doors off to all rooms, as well as a built-in storage cupboard. Intercom entry system. Doors to...

SITTING/DINING ROOM: 22' 5" (6.83m) x 13' 10" (4.22m): A good-sized room with feature fireplace, double glazed window and door opening out onto the balcony. Door to...

KITCHEN: 11' 10" (3.61m) x 6' 10" (2.08m): The kitchen comprises a range of matching wall and base units with roll-edge worktop surfaces and matching up stands. Inset stainless steel sink and drainer with mixer tap. Inset four ring electric hob with glass splashback and extractor hood over. Built-in oven and fridge freezer. Tiled floor. Double glazed window to rear overlooking the balcony / communal gardens.

CLOAKROOM: 6' 10" (2.08m) x 3' 5" (1.04m): Modern white suite comprising hidden cistern low level WC, wash hand basin with mixer tap over and vanity unit below. Mirror with light. Part tiled walls. Tiled floor.

BEDROOM 1: 13' 11" (4.24m) x 10' 1" (3.07m): A good-sized double bedroom with walk-in wardrobe boasting ample storage space. Double glazed window to rear aspect.

BEDROOM 2: 13' 11" (4.24m) x 11' 5" (3.48m): Another good-sized double bedroom with double glazed window to rear.

BATHROOM 7' 1" (2.16m) x 7' 10" (2.39m): Modern white suite comprising panelled bath in tiled surround with mixer tap, built-in shower over, glass screen and grab handles. Hidden cistern low level WC. Wash hand basin with mixer tap, tiled splashback and vanity unit below. Heated towel rail. Tiled floor. Fitted mirror with sensor light.



BALCONY: 13' 10" (4.22m) x 10' 9" (3.28m): From the sitting room a door opens onto a good-sized balcony overlooking the rear communal gardens, providing an ideal space potted plants plus table and chairs.

COMMUNAL GARDENS: To the rear of the property are beautifully maintained gardens, mainly laid to lawn with mature hedge borders and attractive pergola. There are areas of paved patio with tables & chairs with umbrellas for shade and several benches dotted around to enjoy the outdoor space.

To the rear of the property there are several **VISITORS CAR PARKING SPACES**.

N.B The agents have been informed that a parking space can be purchased separately.

DIRECTIONS: From Exeter City Centre - head East on the B3212 Pinhoe Road, continue on this road through Polsloe and Whipton Village until reaching the traffic lights opposite Sainsbury's. Stay to the left (B3181) passing Aldi on your left-hand side, just after here turn right into Bakers Way. Follow the road around to the right and Pinnoc Mews can be found at the end of the road on the right-hand side.

WHAT3WORDS: //scuba.kicked.fats

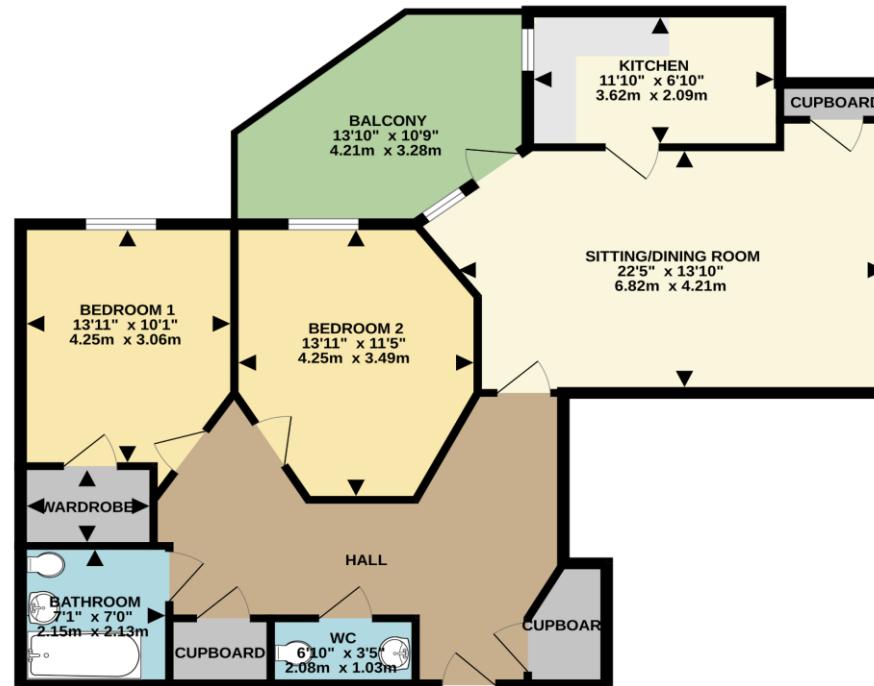
TENURE: Leasehold

MAINTENANCE CHARGES: TBC

GROUND RENT: TBC

COUNCIL TAX: Band D

GROUND FLOOR
914 sq.ft. (84.9 sq.m.) approx.



TOTAL FLOOR AREA: 914 sq.ft. (84.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	87
(69-80) C	87
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.