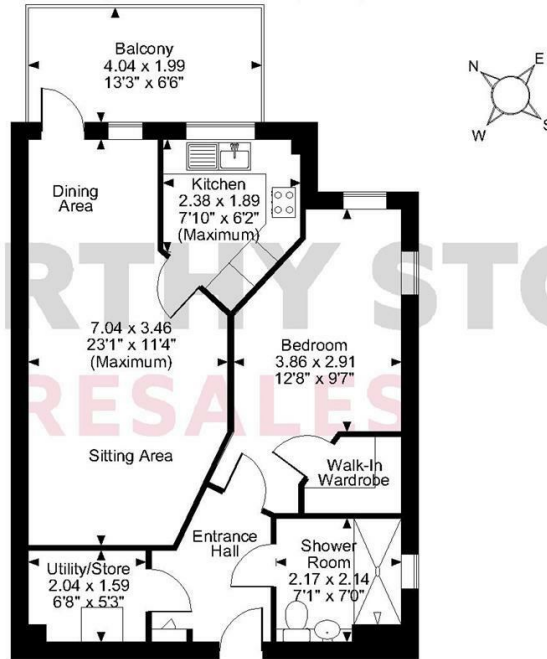


McCARTHY STONE RESALES

26 PINNOC MEWS BAKERS WAY, EXETER, EX4 8GD

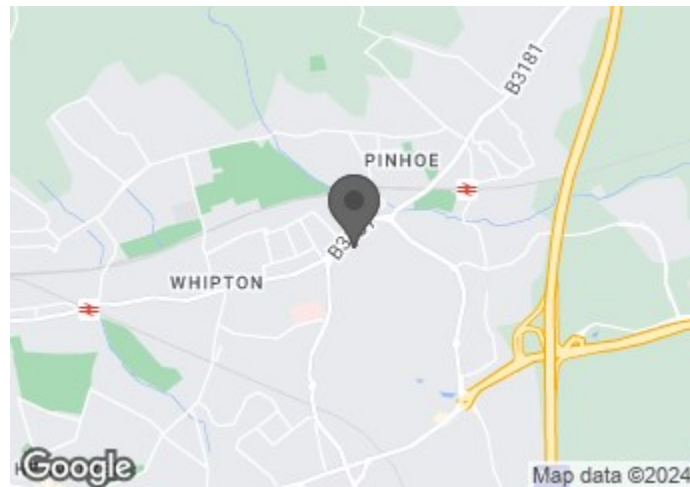
Pinnoc Mews, Bakers Way, Exeter, Devon
Approximate Gross Internal Area
584 Sq Ft/54 Sq M
Balcony external area = 87 Sq Ft/8 Sq M



First Floor
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: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	85	85

McCARTHY STONE RESALES

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Located on the first floor, this one bedroom apartment is located close to the lift, making all of the beautiful communal spaces easily accessible. No.26 is situated on a gable end of the development, and has no attached neighboring apartment, along with having a lovely walk out balcony from the living room.

Energy Efficient *Pet Friendly*

ASKING PRICE £228,500 LEASEHOLD

For further details, please call **0345 556 4104**

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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 Pinhoe 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.

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 boiler 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 walk out balcony and floor to ceiling double-glazed window with a further window to the side. A feature glazed door leads to the kitchen.

BALCONY

A lovely outside seating space accessed from the living room.

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, a stainless steel chimney hood above, a waist-level oven, and concealed fridge and freezer. The ambience is enhanced by a ceiling spot light fitting, and the floor is adorned with elegant tiles.

DOUBLE BEDROOM:

An excellent dual aspect double bedroom with a double-glazed window. Walk-in wardrobe with auto-light, hanging rails and shelving.

SHOWER ROOM:

This contemporary facility features pristine white sanitary ware, including a back-to-the-wall WC with a concealed cistern, a vanity wash-basin with a cupboard unit below and a sleek work surface above. Above the basin, there's a mirror with an integral light. The bathroom is equipped with an easy-access walk-in shower complete with a glazed screen, a ladder radiator for added comfort, and ceiling spotlights that enhance the overall illumination. The walls and floor are tastefully adorned with extensive tiling.

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

1 BED | £228,500

- 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: £3,207.96 per annum (for financial year ending 31/03/25)

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

ADDITIONAL SERVICES

- ** Entitlements Service ** Check out benefits you may be entitled to, to support you with service charges and living costs.
- ** Part Exchange ** We offer a Part-Exchange service to help you move without the hassle of having to sell your own home.
- ** Removal Service ** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
- ** Solicitors ** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

