

# PYM COURT

TOPSHAM



**McCARTHY STONE**  
*Life, well lived*

## **CONTENTS**

Pym Court

Topsham

Development features

Property details

*Weymouth*

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Long country walks. Slow  
summer Sundays. Crying at  
movies. Bank holiday Mondays.  
Hugging and kissing. Cheering  
them on. Fresh sheets, soft  
pillows. Your favourite song.  
McCarthy Stone. Life, well lived.

Home

## Pym Court

Topsham

Development features

Property details

## WONDERFUL COASTAL LIVING.

There's so much to like about this historic estuary port in South Devon. Cosmopolitan community atmosphere. Great shopping. Superb views across the Exe Estuary. Beautiful rural landscapes. Great bus and rail connections. Close to historic city of Exeter and its airport. Easy access to the M5. No wonder The Sunday Times voted Topsham as the best place to live in the South West in 2019.

### **FIND YOUR HAPPY PLACE IN TOPSHAM.**

In the heart of this affluent suburb of Exeter you'll find Pym Court. It's named after Dick Pym, the Topsham born goalkeeper who played in the first FA Cup final at Wembley in 1923. Designed with the over 70s in mind, the development is built to high standards and is an ideal place to live life well.



## Pym Court

Topsham

Development features

Property details





## LIVE LIFE YOUR WAY.

Whatever you love doing in life, Pym Court has been carefully located to help you take full advantage of Topsham and the surrounding area. One of the first things you'll notice is how much Topsham feels like a village, so everything you need daily is close to hand.

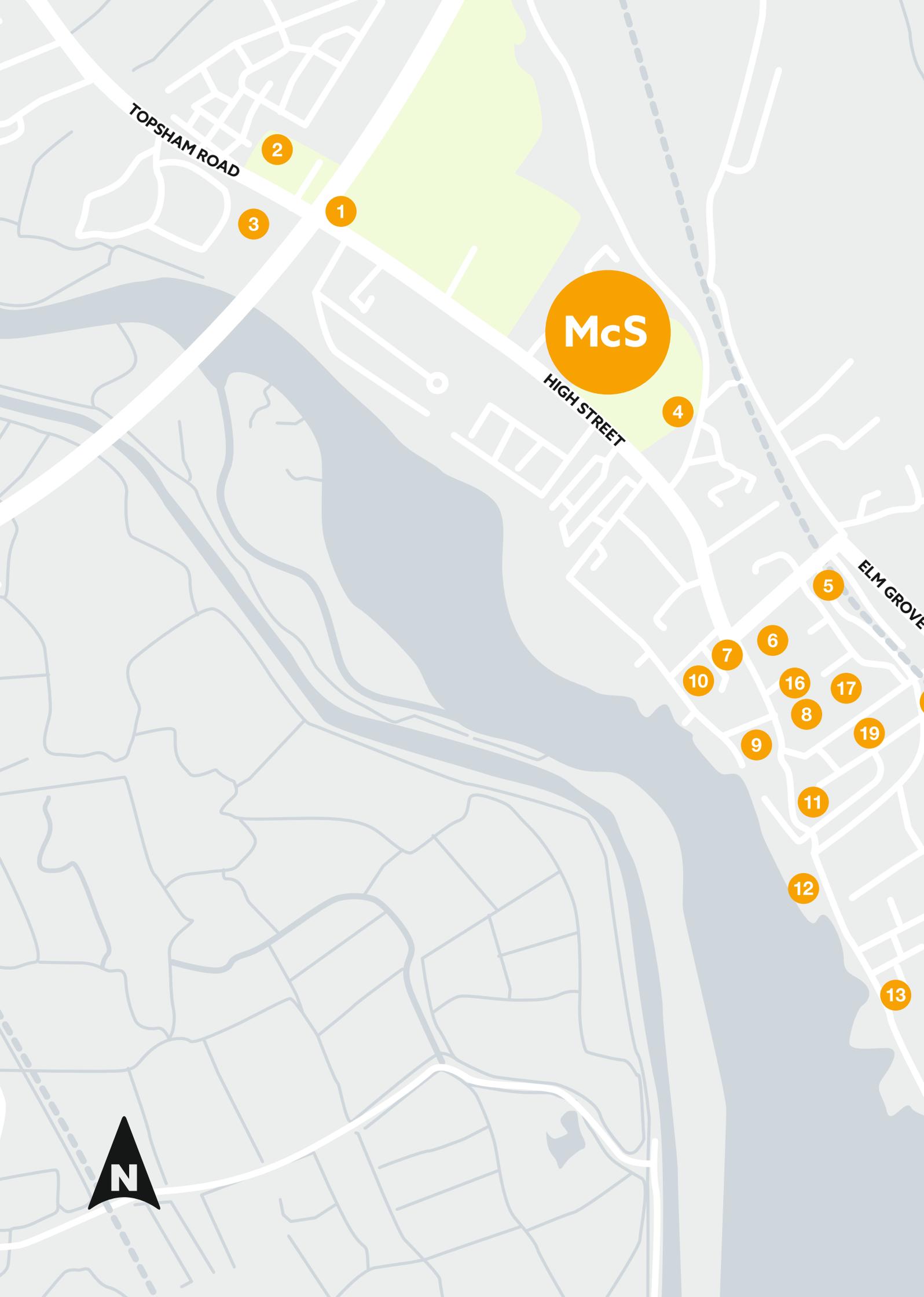
Nearby is a supermarket which makes picking up the groceries a breeze. There's also a bus stop on the development's doorstep, so getting to the main shopping area takes just a few minutes. Here you'll find a mix of boutiques, galleries, gift shops, food, and wine outlets. Plus, every Saturday, there's a popular market. But what really puts Topsham on the map is its love of food.

With historic pubs and award-winning eateries, there's so much to tempt the tastebuds. The waterfront bars and restaurants are a delight, especially the Pig and Pallet which uses ingredients from across Devon. The Quay area is also home to the much-loved annual food festival.

Topsham is proud of its history and the museum celebrates its maritime past. The former Customs House is now home to several floors of antiques. There's also an abundance of wonderful buildings to admire, such as the elegant 17c Dutch-style merchant houses in The Strand.

Exploring the wider area couldn't be easier. The railway station is close with an hourly service to Exeter city central, as well as offering regular links to both Exmouth and Exeter St David's. A short drive takes you to Darts Farm, a treasure trove of delicious local produce and lifestyle shopping. Exeter Golf and Country Club is less than a mile away.

If you enjoy being outdoors, a boat trip is a great way to discover the local wildlife or to visit Exmouth's sandy beaches. The nearby Millennium wood and Goat Walk are perfect for afternoon strolls while the local RSPB reserve is home to a vast array of wetland birds throughout winter.



TOPSHAM ROAD

HIGH STREET

ELM GROVE

McS

2

3

1

4

5

6

7

10

16

17

8

19

9

11

12

13

N



## PYM COURT

**McS** Exeter Rd, Topsham,  
Exeter EX3 0LX

### MAP KEY.

- 1 The Retreat Drive  
(Bus Stop 115 ft from Pym Court)
- 2 Topsham Town F.C
- 3 ALDI
- 4 Topsham Rugby Football Club
- 5 Topsham Railway Station
- 6 Topsham Swimming Pool
- 7 The Whyte House Dental Group
- 8 Co-Operative
- 9 Topsham Quay Antiques Centre  
(Antique Shop)
- 10 The Passage House Inn
- 11 The Globe
- 12 Pig and Pallet
- 13 Topsham Museum
- 14 RSPB Bowling Green Marsh
- 15 The Goat Walk
- 16 Matthews Hall –  
(Topsham community events)
- 17 Topsham Pharmacy
- 18 Topsham Surgery
- 19 Estuary Clinic



# **“STRICTLY NIGHTS WITH FRIENDS.”**

Beryl,  
McCarthy Stone homeowner.

Beryl has seen her community grow, and with it a great network of friends. She came here because she wanted an easy-to-look-after property and so gaining a full social life was an unexpected bonus.

# Pym Court

## Topsham

### Development features

### Property details

## STYLISH, MODERN DESIGN.

While Topsham is rich in elegant period architecture, the exterior design of Pym Court brings a contemporary style to this quiet residential area. It's modern look immediately catches the eye. What's less obvious is the development's horseshoe-shape layout. This shields the garden beyond, creating a protected space for shrubs and flowers to flourish.

Inside, the entrance lobby always makes you feel at home whether you're a homeowner, family member or friend. From here, you enter the social hub of Pym Court. The bright, airy design of the communal lounge allows the coastal light to flood in.

Here our community of friends and neighbours can spend time together, from a leisurely catch up over a coffee to social events filled with sparkly banter. Alternatively, there's always a quiet spot or

two to enjoy a good page turner. For a bite to eat, the bistro restaurant serves drinks, light snacks and a delicious seasonally inspired menu every day.

Shielded by Pym Court itself is the development's immaculate garden. The seating area is a great spot to socialise, soak up some sun or begin a stroll around the landscaped beds and borders. As you'll discover, the shrubs and plants have been carefully selected to blend vivid colours with subtle hues. It can be enjoyed throughout the seasons.

Better still, in the gardens you don't need to lift a trowel or fork. We look after all the outside spaces for you.

So not only is the garden a pleasure to look at, it's also effortless to enjoy.





## MORE FEATURES.

### **BISTRO\***

Ideal when you don't feel like cooking or want to catch up with friends. The bistro also offers a variety of light bites and snacks\*.



### **GUEST SUITE\***

Having friends or relatives over and would like them all to stay the night? You can book them into the development's Guest Suite, which has en-suite facilities.



### **ON-SITE ESTATE MANAGER**

Ensures the development is safe, secure and well maintained alongside arranging social activities that help build a strong sense of community. Staff are also on-site 24 hours a day.

### **DOMESTIC SUPPORT & ASSISTANCE**

This service can be adapted to your needs. You can even add in things like changing the bed, cleaning the bathroom, shopping for groceries or posting letters. If needed there are flexible care packages.



### **PARKING\***

Spaces are available for purchase\*.

\*Additional charges apply. Subject to availability.

Pym Court  
Topsham  
Development features  
Property details

## MADE FOR LIVING WELL.

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Pym Court is no exception. Comprising 53 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets and flooring.

### **YOUR CHOICE OF PURCHASE OPTIONS.**

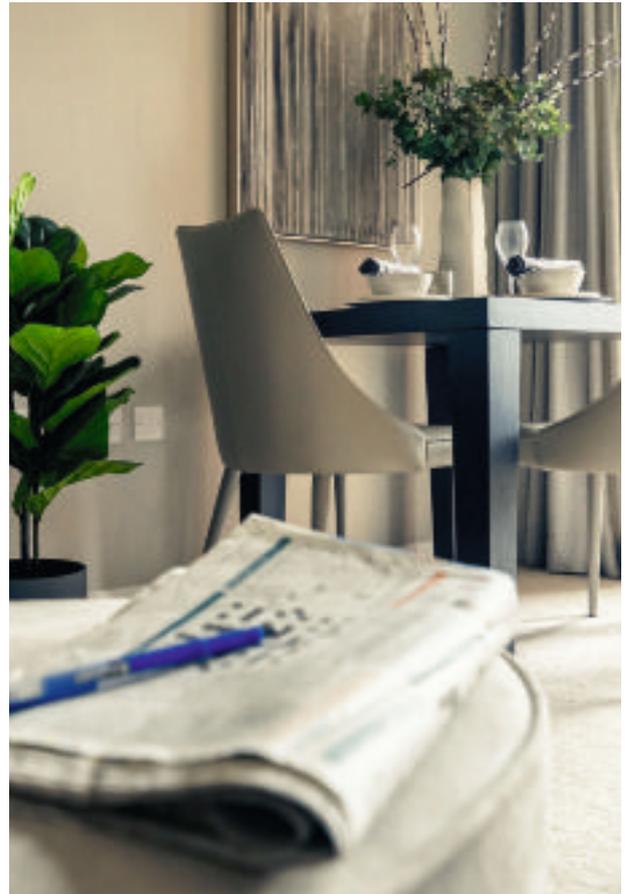
All the available properties in Pym Court come with a choice of purchase options. You can choose to buy outright, rent or part buy, part rent. To help you select the one that's right for you, our friendly Sales Consultants will explain each in greater detail.







Pym Court  
Topsham  
Development features  
Property details



# YOUR NEW HOME IN DETAIL.



## GENERAL

- Double glazing to all windows
- Balcony or patio in select properties
- Walk-in wardrobes to all master bedrooms
- Telephone and television point in living room and bedrooms
- NHBC 10-year warranty
- Sky/Sky+ connection point in living room\*



## KITCHEN

- Fitted kitchen with integrated ceramic hob
- Mid height oven
- Anthracite silgranit sink
- Lever mixer taps



## SHOWER ROOM

- Fitted shower room with tiled flooring
- White sanitary ware with high quality fittings
- Additional WC in selected two bedroom apartments
- Fixed mirror and shaver socket
- Heated towel rail



## HEATING AND FINISHES

- Electric panel heaters
- Neutral décor
- Oak veneered doors
- Chrome door furniture and fittings



## SAFETY AND SECURITY

- Door camera entry system which is linked to the TV
- 24-hour emergency call system
- Intruder alarm and smoke detector
- Illuminated light switches to hall, bedroom(s), shower room and additional WCs.

This specification is for guidance only, items may vary. Please check with Sales Consultant for further details. Images are indicative only. \*Sky/Sky+ subject to Sky subscription.

SO R E F E R E N C E + R E C O R D



# “I’M MORE NEW AGE, THAN OLD AGE.”

Charlotte,  
McCarthy Stone homeowner.

Charlotte is always looking for her next new project, whether it’s joining the local running club or learning the piano. She believes everyone needs somewhere special to do the things that make them happy.

Ready to start the next exciting chapter in your life?  
Find out how you could make the move to  
Pym Court, Topsham.

**CALL 0800 201 4106**  
**VISIT [McCARTHYSTONE.CO.UK/  
PYM-COURT](https://www.mccarthystone.co.uk/pym-court)**

A large print version of this brochure is available on request.

This brochure is not a contract and does not form any part of a contract. We are not responsible for any misstatement in this brochure. All content, terms and conditions are correct at the time of going to print. We have the right to alter specifications without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to move, please contact the Sales Consultant before travelling to view a development.

November 2021



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.

To find out more, call **0800 201 4106**  
or visit [mccarthystone.co.uk/pym-court](https://mccarthystone.co.uk/pym-court)

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