



Orchid Place

Exeter

McCarthy Stone
Retirement living *your way*



Happiness, confidence, security

For us, it’s about you. Providing a home that gives you more choice and fewer obligations. Living in a McCarthy Stone property makes it easier for you to enjoy your retirement to the full, because we take care of some of the mundane tasks that eat up so many precious hours.

Far better that you invest your time with family and friends, learning a new hobby or indulging in an old one, instead of having to deal with tiresome chores such as cutting hedges and keeping windows gleaming.

Look forward to living life your way, with less to worry about and more to enjoy.

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Live life your way

with Retirement Living

Our Retirement Living properties offer the perfect blend for many, from the independence of your own beautiful property in a sought-after location, to socialising with neighbours as much or as little as you wish.

It's easy to host family and friends too, as you can book them into the Guest Suite[^], which has en-suite facilities.

Taking care of you and your home

As part of the Services team, the House Manager, on-site during the week*, is the friendly face who takes care of the day-to-day running of the development.

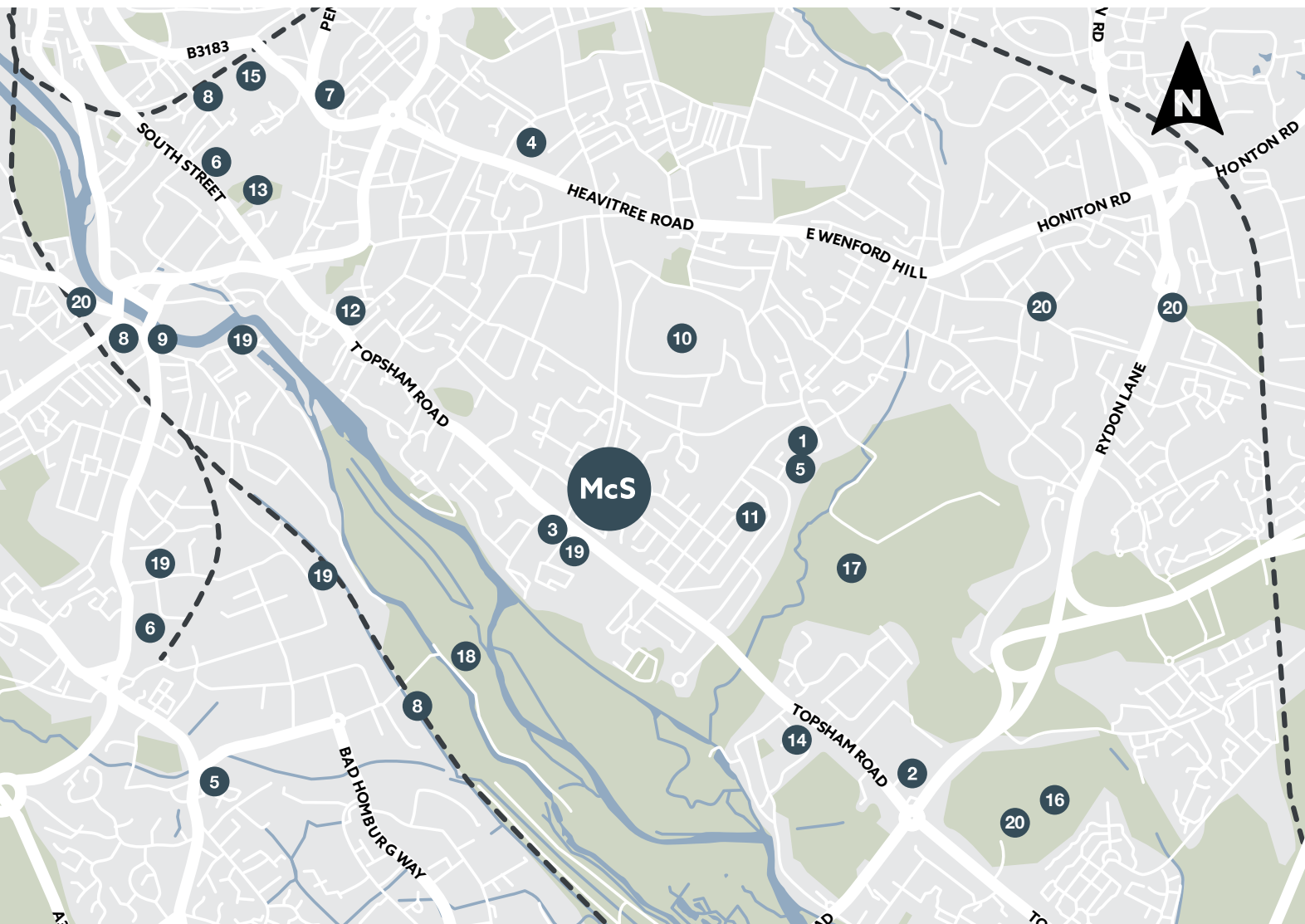
We manage the maintenance of the exterior of the property, upkeep of the communal areas and arduous tasks that keep the shared garden looking lovely.

An annual service charge (paid monthly) covers the provision and maintenance of the emergency call system, lifts, intruder alarm and door camera entry. It also covers the gardening along with the general upkeep of the exterior of the development and all communal areas.



Exeter

Relaxed living in a vibrant and historic city



- | | | |
|--------------------|---------------------|---------------------------------|
| 1 Doctor's surgery | 8 Railway station | 15 Library |
| 2 Dentist | 9 Leisure centre | 16 Exeter Golf and Country Club |
| 3 Bus stop | 10 Hospital | 17 Ludwell Valley Park |
| 4 Waitrose | 11 Post office | 18 Riverside Valley Park |
| 5 Lidl | 12 Church | 19 Coffee shop |
| 6 Sainsbury's | 13 Exeter Cathedral | 20 Public House and restaurant |
| 7 John Lewis | 14 Florist | |



Orchid Place, situated on Topsham Road, is ideally placed to make the most of city living or exploring the local area. Close to a parade of independent shops, as well as offering easy access to the Tunnels Tennis Club and the picturesque gardens and woodlands of Belle Isle Park and Trews Weir Memorial Park.

Exeter city centre is less than a mile and a half away, with easy access by car or there's a bus stop directly outside the development.

An historical city with Roman walls to walk around, it's rich in history and culture – with cobbled streets, quaint and listed buildings, such as the iconic gothic Exeter Cathedral.

There are lots of interesting things to see and do, from the fascinating Underground Passages to the award-winning Royal Albert Memorial Museum and Art Gallery and the popular Exeter Northcott Theatre. You'll find quirky independent shops on the gorgeous Gandy Street and big brands at the Guildhall Shopping Centre, whereas the attractive Quayside offers a wealth



of modern restaurants, shops, bars and public spaces for festivals.

Live life your way

Topsham town is a short drive away, with a wide range of pubs and eateries to explore on the banks of the River Exe – you can even take in a wine tour at Pebble Bed Vineyard. And if you fancy some sea air, the beautiful sandy beach at Exmouth is just a half hour drive or a train trip away. Exmouth Beach is the gateway to the Jurassic Coast, a UNESCO World Heritage Site and is on the Southwest coastal path too. For nature lovers, Ludwell Valley Park and Riverside Valley Park has abundance of wildlife and wildflowers.

For travel further afield, both the airport and Exeter train station, with a mainline service to London, are less than five miles away.

You'll be well looked after in Exeter

Designed with the over 60s in mind, Orchid Place is built to high standards and is an ideal place to live life your way.

Designed

with you in mind

As you approach Orchid Place, you won't fail to be impressed.

The building's blend of cream and red brickwork contrasts sympathetically with the grey window frames. Flat roofing and steel balconies add a clean and modern finish. Neat planting completes the stylish design.

Follow a wide path to the entrance lobby and airy reception area that offers a warm welcome to homeowners, friends and family alike. From here you will discover the social hub of the development, a stylish communal lounge.

These elegant spaces are where our community can spend time together. From a catch-up over coffee in the morning to evenings filled with fun and laughter.

There's also a quiet spot or two if you just want to settle down with a newspaper or a good book.

Step through the patio doors and you'll find yourself on a large, paved terrace with an eye-catching pergola in the corner. With lots of seating, it's a wonderful spot for socialising or soaking up some sun during the warmer months. From here you can admire the landscaped garden.

Every shrub and plant has been carefully selected for their vibrant colour or subtle hues. This means the terrace offers something to please the eye throughout the seasons.

We keep the gardens beautiful, leaving you more time to do the things you want to. But, if you have green fingers, Orchid Place will have garden space put aside for the community's projects.





More for you

Guest Suite^{^#}

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

House Manager

Ensures the development is safe, secure and well maintained, alongside arranging social activities that help build a strong sense of community.

Parking[#]

Spaces are available for purchase.

Made for living

your way

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. Orchid Place is no exception.

Comprising 62 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets, flooring and white goods.

We're here to help

When purchasing your apartment at Orchid Place, we can help you every step of the way*.

If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agents to arranging your removals. And with our Part Exchange service, we can act as a cash buyer.

Plus, with selected properties available through Shared Ownership~, you can have the retirement lifestyle you've dreamed of – without paying the full price. Pay just 75% of the property value and when you move in, there'll be no rent to pay on the rest.

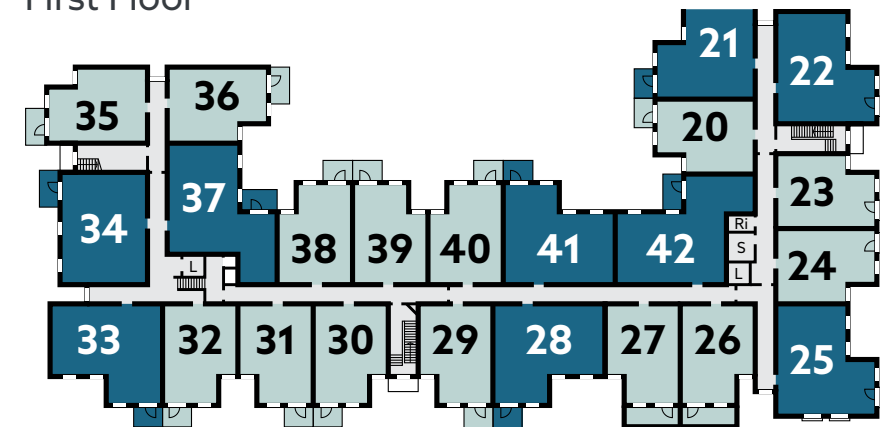
To help you select the option that's right for you, our friendly Sales Consultants will explain each in greater detail.



Orchid Place



First Floor



Second Floor



- 1 bedroom apartment
- 2 bedroom apartment

- E - Entrance Lobby
- GS - Guest Suite
- L - Lift
- MSC - Mobility Scooter Charging
- O - Office

- P - Plant Room
- PS - Potting Shed
- R - Reception
- Ri - Riser
- RR - Refuse & Recycling
- S - Store
- - Electric Vehicle Charging

For latest apartment availability and prices, please ask your Sales Consultant or visit mccarthystone.co.uk/orchid-place

Your new home

in detail

General

- ▶ NHBC 10-year warranty
- ▶ Double glazing to all windows
- ▶ Balcony or patio to selected apartments
- ▶ Telephone and television point in living room and bedrooms
- ▶ Sky/Sky+ connection point in living room*
- ▶ Additional WC in selected two bedroom apartments

Kitchen

- ▶ Integrated ceramic hob
- ▶ 'MVHR' Kitchen extraction system
- ▶ Integrated oven
- ▶ Composite sink
- ▶ Lever mixer taps
- ▶ Integrated, frost-free fridge/freezer

Heating and finishes

- ▶ Electric panel warmers
- ▶ Neutral décor
- ▶ White five-panel doors
- ▶ Chrome door furniture and fittings

Shower room

- ▶ Fitted shower room with tiled floor
- ▶ White sanitary ware with high quality fittings
- ▶ Almond white neutral decor
- ▶ High quality fittings
- ▶ Fitted mirror
- ▶ Shaver socket
- ▶ Heated chrome towel warmer

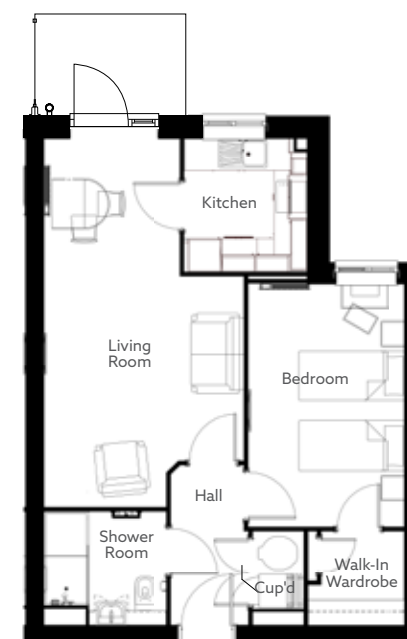
Safety and security

- ▶ Door camera entry system, linked to your TV
- ▶ 24-hour Appello emergency call system
- ▶ Personal pendant alarm
- ▶ Emergency pull switches to both bedrooms, shower room and WC
- ▶ Intruder alarm and smoke detectors
- ▶ Illuminated light switches to hall, bedroom(s), shower room and additional WCs

Typical apartment layouts

Approximate room sizes

One Bedroom



Living/Dining Room

6605mm x 3580mm / 21'8" x 11'9"

Kitchen

2400mm x 2200mm / 7'10" x 7'3"

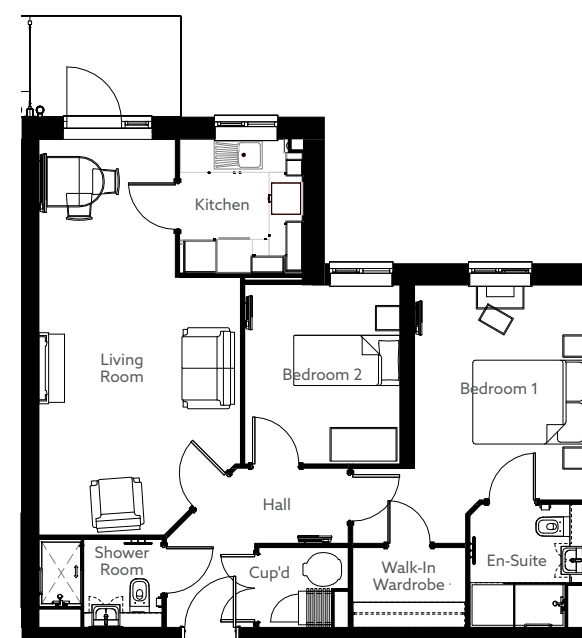
Bedroom

4355mm x 2795mm / 14'3" x 9'2"

Shower room

2050mm x 2200mm / 6'9" x 7'3"

Two Bedroom



Living/Dining Room

7080mm x 3600mm / 23'3" x 11'10"

Kitchen

2400mm x 2200mm / 7'10" x 7'3"

Bedroom 1

3850mm x 2980mm / 12'8" x 9'9"

Bedroom 2

3205mm x 2770mm / 10'6" x 9'1"

En suite

2050mm x 2200mm / 6'9" x 7'3"

Shower room

1575mm x 2200mm / 5'2" x 7'3"

The service charge explained

To keep our developments running smoothly and to provide the facilities and support, a service charge is payable. If you have not paid a service charge before, you may have questions about how this works.

When you consider the services available at Orchid Place and then compare these with the facilities and running costs of your current property, we believe you will find it represents good value for money. The service charge is calculated annually and paid in monthly instalments.

Services covered include providing and maintaining:

- Access to on-site staff (hours may vary)
- The 24-hour emergency-call and intruder-alarm system
- The door-entry camera, linked to your TV
- Grounds maintenance and general gardening work
- Building repairs and general maintenance costs
- Buildings insurance
- Window cleaning (outside only)
- Water and sewerage costs
- Heating, lighting and cleaning of all shared areas
- Management Fee

More information on this can be found in the service charge section on the Orchid Place web page.

Contingency Fund

Where larger repairs and asset replacement (such as lifts or the roof) are needed, alongside regular renovations; these costs are covered by a Contingency Fund – this is created through a fee that's included in the service charge.

As well as the regular payments as part of the service charge, the contingency fund is further 'topped-up' through contributions paid when the apartment is either sold to a new owner or let out to a new tenant. The percentage payable is set out in your lease.

We keep this cost at an appropriate level to maintain the development for the benefit of everyone.

When you're ready to find out more, we will happily explain these charges in more detail.



Now, come and take a closer look

Step inside one of our properties and you'll feel instantly at home. They're bright and airy, warm and comfortable, with everything designed to make life easier.

To arrange your visit, call **0800 201 4106** or visit mccarthystone.co.uk/orchid-place to find out more.

We're sure it won't be long before you discover why so many of our homeowners tell us they wish they'd made their move sooner.



"The beauty of living in a McCarthy Stone development is that it gives you and your family peace of mind when you go away. I've been away several times and when I come back, I know that everything is safe. I really appreciate our House Manager, who keeps a close eye on everything."

McCarthy Stone Homeowner

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.

June 2025

We subscribe to and comply with the Consumer Code



Protection for new-build home buyers



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, scan the QR code
call 0800 201 4106
or visit mccarthystone.co.uk/orchid-place

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