

THE CURLEWS

EXMOUTH



McCARTHY STONE

Life, well lived

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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.

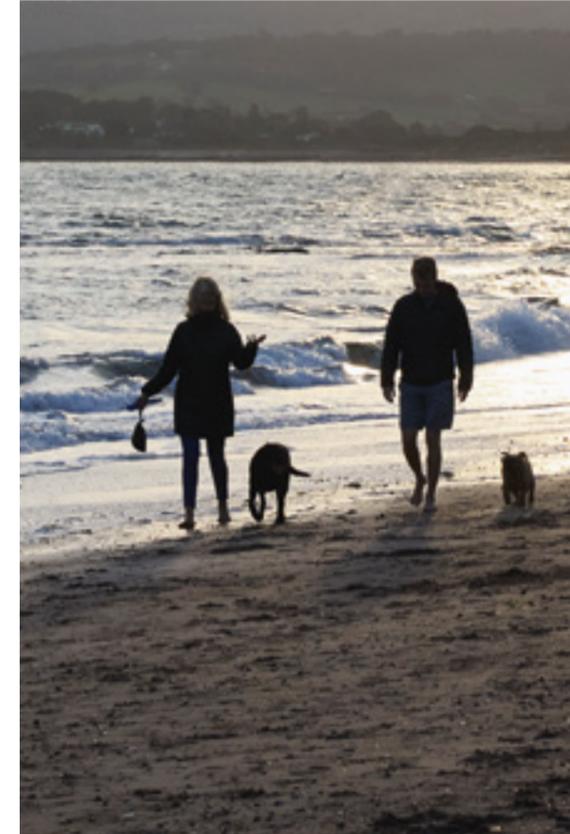
Welcome

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STYLISH LIVING BY THE SEA.

One of the UK's well-loved seaside towns, this Devonshire town has much to offer. Stunning beaches. Jurassic Coast. Thriving culture. Lots going on. Exmouth would be a delightful place to call home.

FIND YOUR HAPPY PLACE IN EXMOUTH.

Just two miles from vibrant Exmouth's town centre, The Curlews is named after the popular species of bird found on the tidal mudflats of Exe Estuary nearby. Designed with the over 70s in mind, the development is built to high standards and is an ideal place to live life well.



Exmouth

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LIVE LIFE YOUR WAY.

The Curlews is ideally placed to help you take full advantage of this seaside town and surrounding area.

Directly next door is a Tesco Superstore with pharmacy and petrol station, so topping up on essentials couldn't be easier. Catch a bus just outside the development to be in the town centre (2 miles away) within 10 minutes.

There's plenty of shopping options here. The Exeter Road and Albion Street area is a lively shopping district with an array of independent shops. The pedestrianised Magnolia Centre offers many well-known high street brands, and the indoor market opens six days a week.

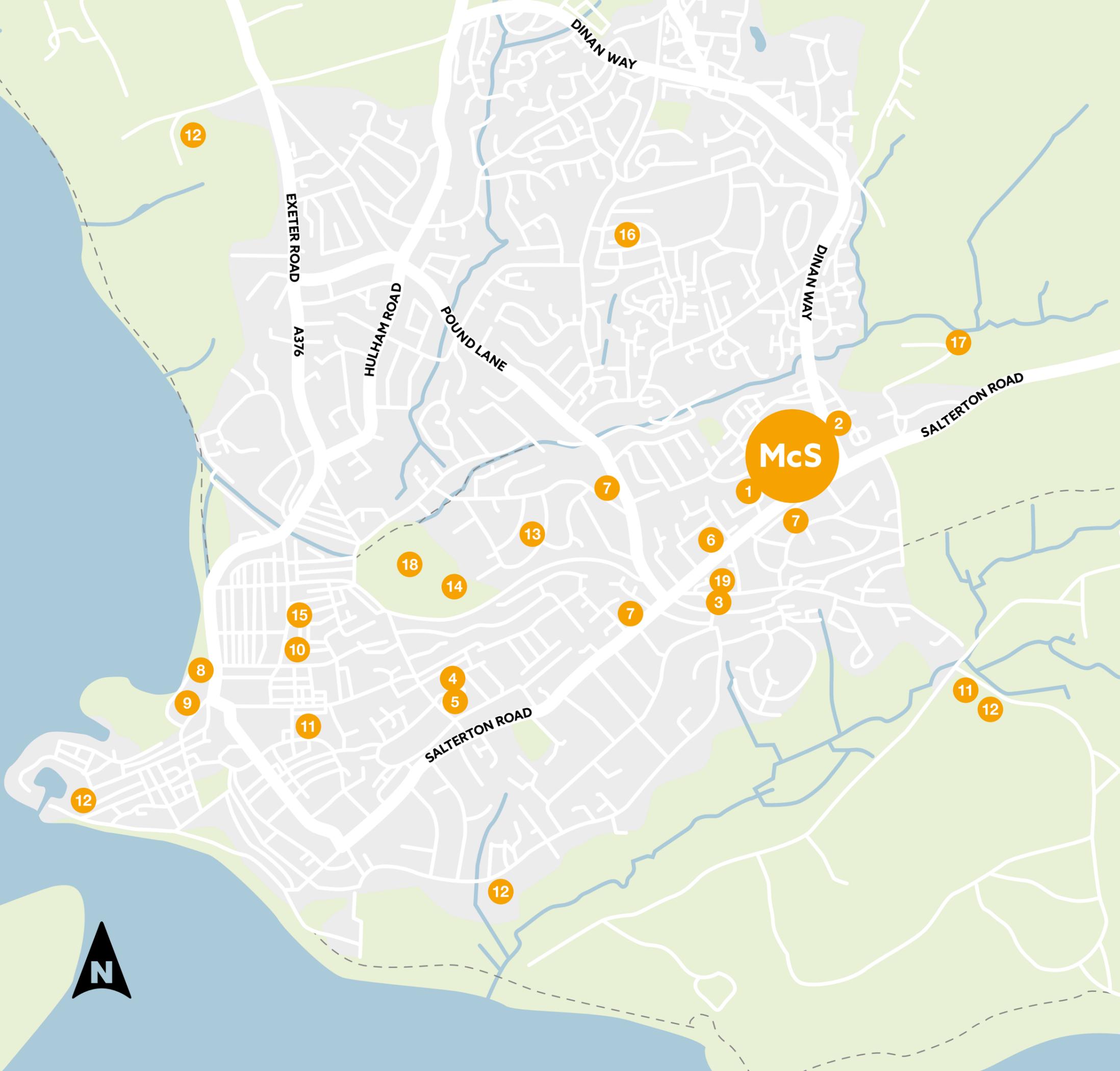
Eating out is one of the real pleasures of Exmouth – delicious fresh local produce from the sea, river and countryside is abundant in many of the local cafés and restaurants. Close to the seafront, The Chronicle Restaurant and award-winning Bumble and Bee café are popular with locals. For a special treat you can take a water taxi to dine on the floating River Exe Café.

There's a lively arts scene including summer and winter festivals and regular events in the Pavilion and in Manor Gardens. The Ocean an entertainment centre on the seafront, hosts exhibitions and jazz evenings. There's a theatre, cinema, plus several pubs hosting live music.

For those who enjoy an active lifestyle, there are walking and cycle trails along the seafront and the Exe Estuary. You can also enjoy stunning cliff top walking along the world heritage Jurassic Coast.

The development is close to the town's leisure centre with its 25-metre swimming pool and just 1.8 miles from Phear Park, with its golf, tennis and bowls facilities.

Travel connections are good. Exmouth station is just two miles from your front door. There is also an excellent bus route with services running every 15 minutes at peak times between Exmouth and Exeter. Exeter Airport is a 25-minute drive.



THE CURLEWS

McS 1-59 Merchant Avenue,
Exmouth, Devon, EX8 2GG

MAP KEY

- 1 Tesco Superstore and Pharmacy
- 2 Lidl Supermarket
- 3 Co-op Supermarket
- 4 Medical Centre
- 5 Exmouth Hospital
- 6 Dentist
- 7 Bus stop
- 8 Railway Station
- 9 Leisure Centre
- 10 Costa Coffee
- 11 Public House
- 12 Restaurant
- 13 Florist
- 14 Bowls Club
- 15 Library
- 16 Church
- 17 Screwfix
- 18 Phear Park
- 19 Post Office



“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.

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MADE FOR EASY LIVING, INSIDE AND OUT.

As you approach The Curlews, you are sure to be impressed by its thoughtful design. Red brickwork and pitched roofing are contrasted by light rendered walls to provide an overall clean and stylish look. The addition of white window frames and brick lintels add an elegant finish.

Walk inside to a light and airy reception lobby that offers a warm welcome to homeowners, friends and family alike. From here go through to discover a stylish communal lounge – the social hub of the development.

Designed to make the most of the coastal light, this is where our community can spend time together from a leisurely catch-up over a morning coffee to an evening event filled with sparkly banter.

It is also home to a bistro restaurant, serving drinks, light snacks, and a delicious seasonally inspired menu every day. There are quiet spots too, should you want to enjoy a good book or relax with a newspaper, and next door there's a wellness suite providing hairdressing and pampering.

From the lounge, step through the patio doors to find a large, paved terrace covered by a wooden gazebo. With lots of seating, it's a wonderful spot for socialising or soaking up some sun during the warmer months.

From here you can take a path to an eye-catching pergola, a good spot to admire a wonderfully landscaped garden. Created for all-year interest, every plant, shrub and tree carefully selected for their vibrant colours or subtle hues.

Continue to explore the gardens that wrap around the back and sides of the building via wide pathways, created to accommodate walking and mobility scooters alike.

As you do, you can enjoy the satisfaction of knowing you don't need to lift a trowel or wrestle with a lawnmower to enjoy it – we look after all the outside spaces for you.





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**THE SUPPORT YOU WANT,
WHEN YOU NEED IT.**

Your new home will offer a range of flexible services, so you can have as little or as much support as you need. There's also added reassurance of help being on hand with a CQC regulated manager and a team available 24/7.

DOMESTIC ASSISTANCE.

You can enjoy one hour per week of domestic assistance, as part of your service charge. The team can help with tasks such as household cleaning and changing the beds, as well as run errands such as shopping for groceries and posting letters.

PERSONAL SUPPORT*.

You choose what support you need. Whether it's help with going to bed and getting up in the morning, preparing breakfast, getting to and from appointments or regular assistance during a period of convalescence.

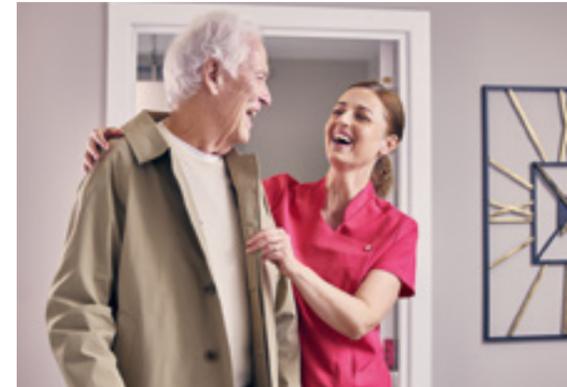
*Additional charges apply.

LIFESTYLE SUPPORT*.

However you like to spend your time away from your apartment, our friendly team can provide companionship and support, helping you to get out and about.

LAUNDRY SERVICE*.

If you would rather not do the laundry yourself, the team can take care of it all for you. They'll collect your laundry and return it washed and ironed.





MORE FEATURES.

BISTRO ON-SITE*

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.

WELLNESS SUITE*

In need of some pampering? Want to relax and recharge? The Wellness Suite has a hairdressing salon and a treatment salon.

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 AND ASSISTANCE*

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

PETS WELCOME

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

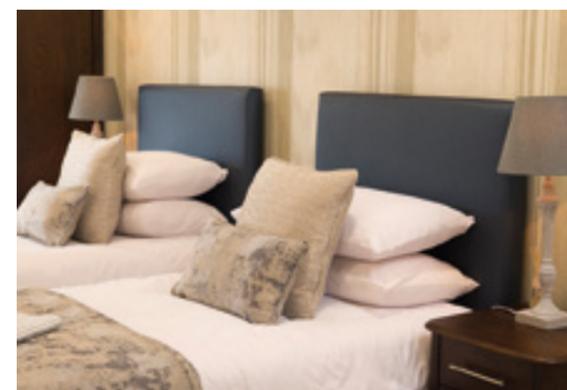
PARKING*

Spaces are available for purchase.

MOBILITY SCOOTER ROOM

An easily accessible space available where mobility scooters can be charged safely and securely.

*Additional charges apply. *Subject to availability.





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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. The Curlews is no exception.

Comprising 59 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets and flooring.

HOW TO BUY.

When you are purchasing your apartment at The Curlews we will 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 Agent to arranging your removals. And with our Part Exchange service, we can act as a cash buyer. To help you select the service that's right for you, our friendly Sales Consultants will explain each in greater detail.



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YOUR NEW HOME IN DETAIL.



GENERAL

- Double glazing to all windows
- Balcony or patio to select apartments
- Shelf and fitted hanging rail to wardrobe in 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
- Glass and stainless steel cooker hood
- Black Silgranit composite sink
- Lever mixer taps



SHOWER ROOM

- Fitted shower room with tiled floor
- White sanitary ware with high quality fittings
- Additional WC in selected two bedroom apartments
- Fixed mirror
- Shaver socket
- Heated towel warmer



HEATING AND FINISHES

- Electric panel heaters
- Neutral décor
- White vertical five-panel doors
- Chrome door furniture and fittings



SAFETY AND SECURITY

- Door camera entry system which is linked to the TV
- 24-hour emergency call system with a personal pendant alarm
- 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 your Sales Consultant for further details. Images are indicative only. *Sky Q subject to Sky subscription.



“NEW ADDRESS, NEW ADVENTURE. THERE’S NOTHING OLD ABOUT ME.”

Anne,
McCarthy Stone homeowner.

Painting is a lifelong passion of Anne’s. Whether it’s exhibiting in a local showcase or leading the community art club. She believes everyone should have all the support they need, to keep doing the things they love.

Ready to show us what makes you happy?
Find out how you could make the move to
The Curlews, Exmouth.

CALL 0800 201 4106
**VISIT [McCARTHYSTONE.CO.UK/
THE-CURLEWS](https://www.mccarthystone.co.uk/the-curlews)**

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

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April 2024

We subscribe to and comply with the Consumer Code



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.

Protection for new-build home buyers

To find out more, call **0800 201 4106**
or visit mccarthystone.co.uk/the-curlews

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