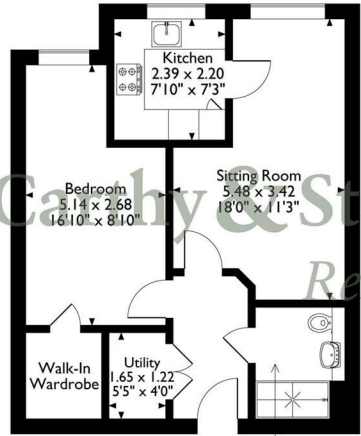
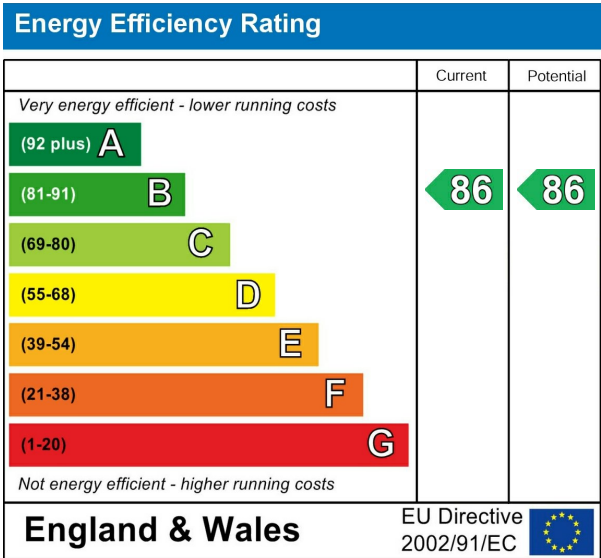


Foxglove Place, Flat 20, 1, Willand Road, Cullompton, Devon
Approximate Gross Internal Area
48 Sq M/517 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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20 Foxglove Place

Willand Road, Cullompton, EX15 1XY



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Council Tax Band: A

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 20 Foxglove Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Shared Ownership £169,950 Leasehold

Owned Share: 75% | Monthly Rent: £0



0345 556 4104



resales@mccarthyandstone.co.uk



mccarthyandstoneresales.co.uk

Why you'll love living here:

- Shared Ownership - £0 Monthly Rent!
- First Floor Apartment - Lift Access To All Floors
- Modern Kitchen with integrated appliances
- Modern Shower Room With Walk In Shower
- Stunning Homeowners Lounge for socialising
- Landscaped Communal Gardens
- 24hr Emergency Call & Security Entry Systems
- Excellent House Manager to ensure everything runs smoothly
- Guest Suite for when friends & family visit
- Close To Town Centre

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy & Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

20 Foxglove Place, Cullompton

Foxglove Place
Specifically designed for the over 60s, Foxglove Place offers independent living with exceptional facilities, such as a stylish communal lounge in the social heart of the development – ideal for parties, events and everyday socialising, a guest suite is available for visiting friends and family (a small charge per night applies), a mobility scooter store and beautiful landscaped communal gardens.

Further peace-of-mind is found in the service provided by our House Manager who oversees the smooth running of the development and there is also a 24-hour emergency call system in the apartments.

It's so easy to make new friends at Foxglove Place; there are always plenty of regular activities to choose from including; coffee mornings, games and quiz nights, seasonal and themed events and occasional organised trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners 'dip in and out' of activities as they wish.

Shared Ownership
This property is owned 75% by the seller and 25% by McCarthy Stone Shared Ownership Ltd.
£0 monthly rent is applicable on the remaining 25% share.

The Local Area
The award-winning market town of Cullompton is set within the tranquil Culm Valley. You'll be surrounded by spectacular countryside including the Blackdown Hills Area of Outstanding Natural Beauty, and if you're after more cultural experiences, the vibrant city of Exeter is close by too.

Steeped in history, Cullompton is the perfect place to enjoy an active retirement, boasting picturesque footpaths, bridleways, cycle trails and golf courses.

Foxglove Place is conveniently located just 0.2 miles away from the town centre. Here you'll find a farmers' market, a range of supermarkets and amenities within just 0.5 miles of the development.

No.20
Situated on the first floor, this well-presented south-east facing

apartment enjoys a pleasant outlook towards Willand Road. The accommodation comprises an 'L' shaped living room, providing a versatile space for both relaxing and dining, together with a modern, well-equipped kitchen. The double bedroom benefits from a useful walk-in wardrobe, while a separate utility/store cupboard houses the washer/dryer, providing excellent additional storage and keeping laundry facilities conveniently tucked away. A modern bathroom with a walk-in shower completes the accommodation.

Parking
No.20 is being sold with car parking space 'I'.

Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Social Lifestyle
The Communal Lounge is at the heart of the community at Foxglove Place and is where the majority of social gatherings take place. Regular activities can include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens
One of the main social hubs of Foxglove Place is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

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

 1 |  1 | Shared Ownership £169,950

- Maintaining lifts
- 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: £3,760.35 per annum (up to financial year end 31/08/2027).

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
999 Years from the 1st January 2023
Ground rent: None payable

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

