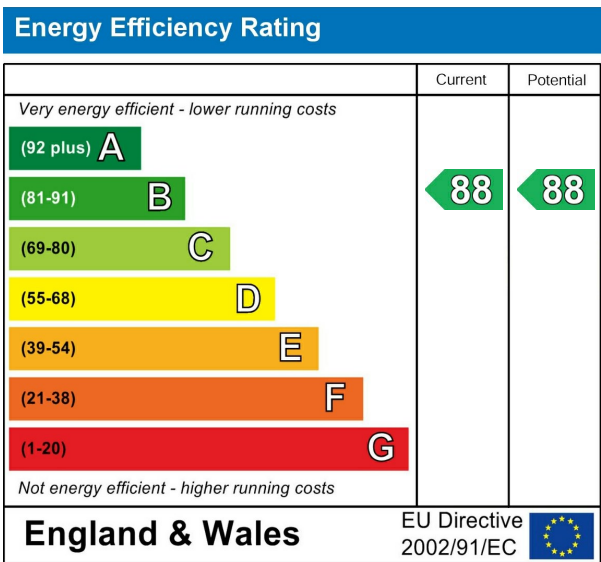
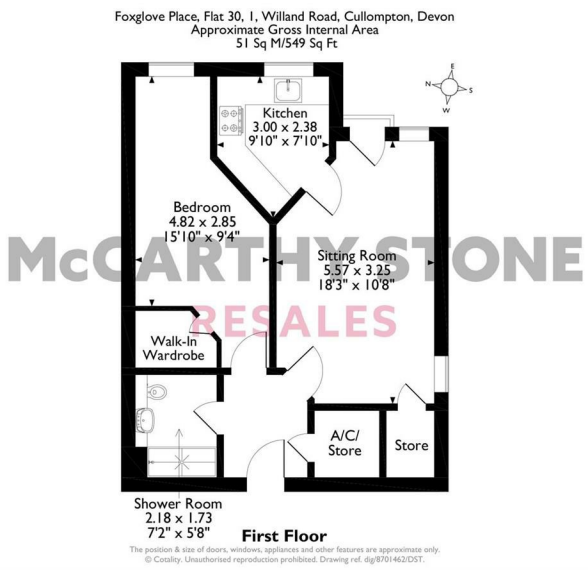




30 Foxglove Place

Willand Road, Cullompton, EX15 1XY

1 1 **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 30 Foxglove Place could be the ideal place for you. contact our team to arrange an appointment to view.

**Shared Ownership £185,000
Leasehold**

Owned Share: 75% | Monthly Rent: £0

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 resales@mccarthyandstone.co.uk
 mccarthyandstoneresales.co.uk

Why you'll love living here:

- Shared Ownership - 75% Share Available, £0 Monthly Rent!
- First Floor, Dual Aspect Apartment - Lift Access To All Floors
- Living Room With Juliet Balcony
- Modern, Well Equipped Kitchen With Integrated Appliances
- Modern Shower Room With Walk In Shower
- Stunning Homeowners Lounge Where Social Events Take Place
- Landscaped Communal Gardens
- 24-Hour Emergency Call System & Security Entry Systems
- House Manager Oversees The Smooth Running Of The Development
- Close To Town Centre

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

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.

30 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.30
No.30 is a beautifully presented, first floor, dual aspect apartment. The welcoming living room opens to a Juliet balcony with an attractive outlook and the modern kitchen offers a range of integrated appliances. The double bedroom has a walk in wardrobe and the modern shower room offers a level access shower.



Entrance Hall;
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, along with an emergency pull cord. Walk-in utility cupboard with washer/dryer, light, shelving, Gledhill water cylinder supplying hot water and 'Vent Axia' heat exchange unit. Feature glazed panelled door to living Room.

Living Room
A very light and airy dual aspect living room with double glazed door opening out on to a Juliet balcony with attractive outlook. Feature glazed panelled door to kitchen and further door to store.

Kitchen
Luxury soft white gloss-fronted fitted units with under unit lighting, contrasting worktops with matching upstands and incorporating an inset sink/drainage unit. Comprehensive range of integrated appliances comprise; a four-ringed hob with a contemporary glass splash panel and stainless steel extractor hood over, concealed dishwasher, waist-level oven, and concealed fridge and freezer. Double-glazed window.

Double Bedroom
Double glazed window. Walk-in wardrobe offering ample hanging and shelving space. The inclusion of an emergency pull cord adds an extra layer of safety and convenience.

Shower Room
A modern facility with white sanitary ware comprising; level access shower, back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below and work surface over, mirror with integral light above. Ladder radiator, emergency pull cord and extensively tiled walls and floor.

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
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas



 1 |  1 | Shared Ownership £185,000

- 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

- Additional Information & Services**
- Ultrafast Full Fibre Broadband available
 - Mains water and electricity
 - Electric room heating
 - Mains drainage

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.

