

Guide Price £120,000 - £130,000. Take a look at this over 55's retirement property situated at the highly thought of Mowbray Court. Recently refurbished and ready to move into with NO ONWARD CHAIN. 2 bedrooms, living room, kitchen and WC shower room. Communal spaces can be used with a Monday - Friday house manager. Call the team to arrange a viewing!

Mowbury Court, Butts Road | Exeter | EX2 5TQ

complete.

thoroughly good property agents

PROPERTY TYPE

Over 55s Retirement Apartment

SIZE

620 sq ft

LOCATION

City

AGE

Modern

BEDROOMS

2

RECEPTION ROOMS

1

BATHROOMS

1

WARMTH

Electric Heating

PARKING

Parking Available, Not Allocated

OUTSIDE SPACE

Communal Garden

EPC RATING

75 C

COUNCIL TAX BAND

C



in a nutshell...

- 2 Bedroom Retirement Apartment
- Period Features combined with Modern Living
- Communal Spaces in Lounge & Reading Room
- Monday to Friday House Manager
- Great City Location
- Easy access to local transport links
- Parking Available on Site
- Over 55's
- Lovely Communal Gardens to be Enjoyed






complete.





the details...

Situated within the highly regarded Mowbray Court retirement development, this well-thought out and spacious two-bedroom apartment offers comfortable independent living in a peaceful and convenient location close to Heavitree. Accessed at ground floor level through the main building, the property sits above the lower ground floor apartments and enjoys attractive elevated views across the beautifully maintained communal gardens.

Recently redecorated and presented in excellent condition throughout, the apartment benefits from newly laid carpets in all rooms, creating a fresh and welcoming feel. The light and airy accommodation comprises a private entrance hall, generous lounge/dining room, fitted kitchen, two well-proportioned bedrooms and a bathroom.

Mowbray Court is set within approximately four acres of attractive communal grounds and is renowned for its peaceful surroundings, welcoming community and excellent range of facilities. Residents benefit from an on-site House Manager, a 24-hour emergency call system, residents' parking, a mobility scooter store, communal lounge, library/reading room, guest suite and communal laundry facilities. A variety of social activities also provide opportunities to meet fellow residents and enjoy the community atmosphere.

The development is conveniently positioned within a few minutes' easy walking distance of Heavitree's comprehensive shopping centre, local amenities, bus services and Heavitree Pleasure Park, which features attractive green spaces and a popular cafe. Exeter city centre is also readily accessible, offering an extensive range of shops, restaurants, leisure facilities and transport connections.

This attractive apartment would suit those seeking a secure and independent retirement lifestyle in a well-maintained development, with the added benefit of communal facilities and a convenient location.

Accommodation

Private Entrance Hall -
A private entrance hall providing a welcoming introduction to the apartment, with access to the principal accommodation.

Lounge/Dining Room –
A spacious and light-filled reception room offering ample space for both lounge and dining furniture. The room enjoys attractive elevated views across the well-maintained communal gardens, providing a pleasant outlook and a peaceful setting in which to relax or entertain.

Kitchen –
A conveniently arranged kitchen providing practical workspace and storage, with the potential to accommodate the essentials for everyday cooking.

Bedroom One –
A generously proportioned principal bedroom offering plenty of room for bedroom furniture and storage.

Bedroom Two –
A well-sized second bedroom offering flexibility for visiting family and friends, or alternatively as a hobby room or additional space to suit individual requirements.

Bathroom –
A conveniently located bathroom serving the apartment.



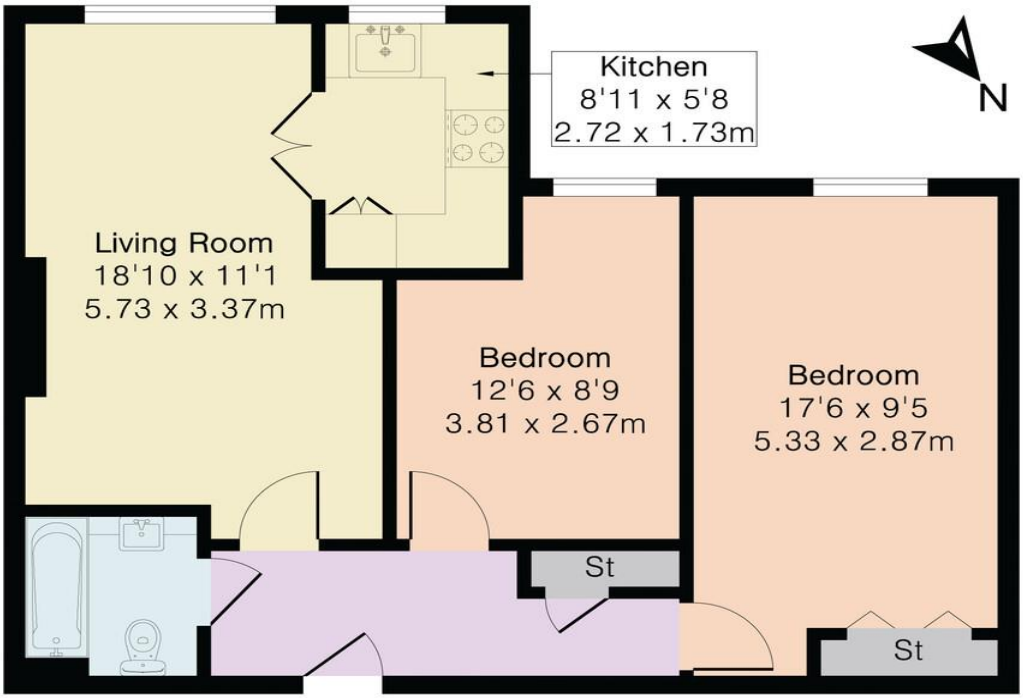
what the owner loves most...

"the property offers everything in which an elder resident would need, the gardens are particularly special!"



the floorplan...

Approximate Gross Internal Area 620 sq ft - 58 sq m



Ground Floor Flat

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

complete.

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bear in mind...

The property is being offered with NO ONWARD CHAIN.



the location...

About Mowbray Court

Mowbray Court is an established independent-living retirement development comprising 60 apartments, set back from Butts Road within approximately four acres of attractive communal grounds. The development offers a range of facilities designed to support comfortable independent living while encouraging a friendly community atmosphere.

Residents can enjoy:

On-site House Manager: Available during stated daytime working hours, providing assistance and helping oversee the development. 24-hour emergency call system: Connection to a round-the-clock call centre, offering reassurance and the ability to request assistance in an emergency. Communal lounge: A welcoming space with access to an outdoor patio and seating area, ideal for relaxing and socialising. Social activities: A programme of activities has included quiz nights, bingo, afternoon tea gatherings, film evenings and other resident events. Library and reading room: A quieter space for reading and smaller group activities. Guest suite: Convenient accommodation for visiting family and friends, subject to the development's arrangements. Communal laundry room: Facilities include four Miele washing machines and four tumble dryers. Lift access: Providing convenient access within the building. Residents' parking: A communal car park for residents. Mobility scooter store: Dedicated storage facilities for residents' mobility scooters. The development operates under a Right to Manage arrangement, with its finances managed by the company through an elected Board of Directors. Residents may apply for membership of the company.

Important Information

Age Restrictions

Mowbray Court is a retirement development with age restrictions. The supplied information states that residents must generally be aged 55 or over. It also specifies that a single resident must be aged 60 or over, while for a couple, at least one person must be aged 60 or over. Prospective purchasers should confirm the current eligibility criteria with the management company before proceeding.

Service Charge

The stated estimated service charge for a two-bedroom apartment for the period 1 September 2025 to 31 August 2026 is £3,531.78 per annum, payable in two instalments of £1,765.89 in September and March.

The management company was in the process of setting the budget for the 2026/2027 financial year at the time the supplied information was prepared. The current service charge should therefore be confirmed before purchase.

Ground Rent

The ground rent is understood to be approximately £210 per annum, payable in two instalments of £105 in September and March. This figure should be verified with the relevant parties.

Lease Information

The lease was originally granted for 125 years from 2000, with approximately 99 years remaining according to the supplied information. The current lease term should be confirmed by the solicitor.

Please note: The service charge, ground rent, lease term, age restrictions and management arrangements should all be independently verified by prospective purchasers and their solicitors.









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