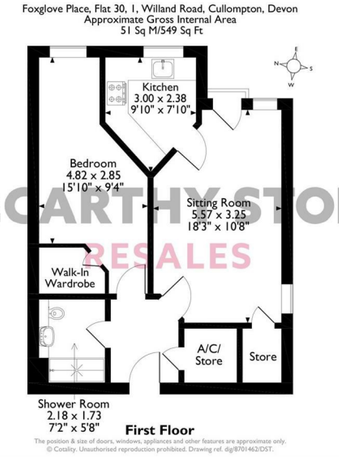
Excellent
Trustpilot

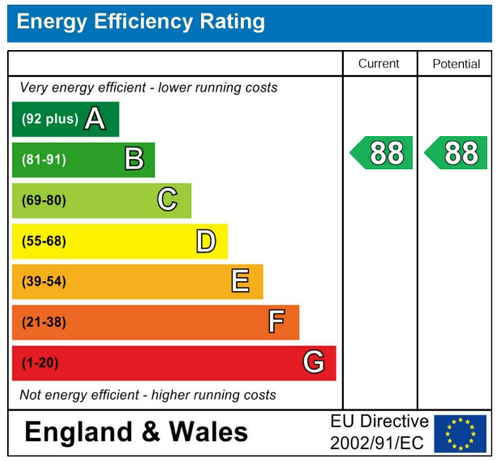
Homes England

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Registered in England and Wales No. 10716544

The Property Ombudsman







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

0345 556 4104
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

30 Foxglove Place, Cullompton

1 | 1 | Shared Ownership £185,000

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.

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.

30 Foxglove Place
Apartment 30 is a beautifully presented, first-floor apartment, enjoying a desirable dual-aspect position which allows plenty of natural light to flow throughout.
The welcoming living room provides a lovely space to relax and entertain, with doors opening onto a Juliet balcony, offering an attractive outlook. The modern, well-appointed kitchen features a range of integrated appliances, providing both style and practicality. The generously sized double bedroom benefits from a useful walk-in wardrobe, while the contemporary shower room is fitted with a convenient level-access shower. Further enhancing the accommodation is a separate walk-in utility/store room, offering excellent additional storage space.

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.

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 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.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

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.

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
• 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.

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













