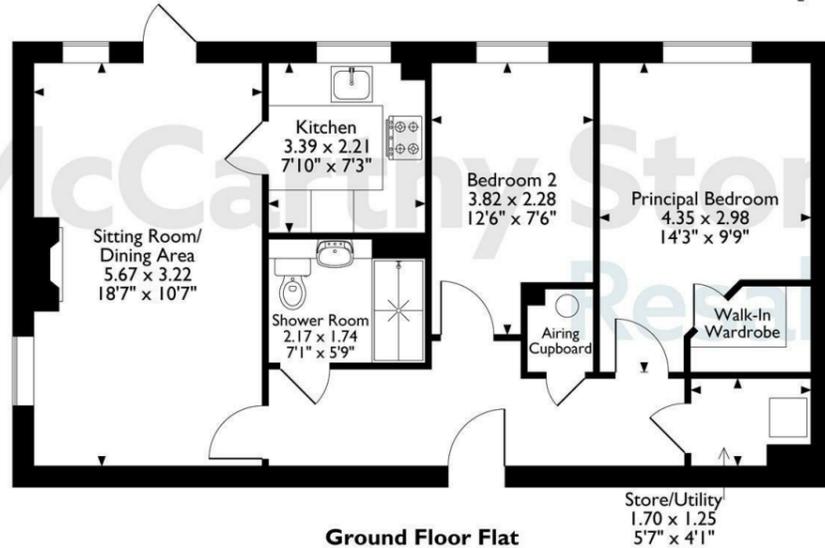
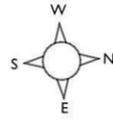
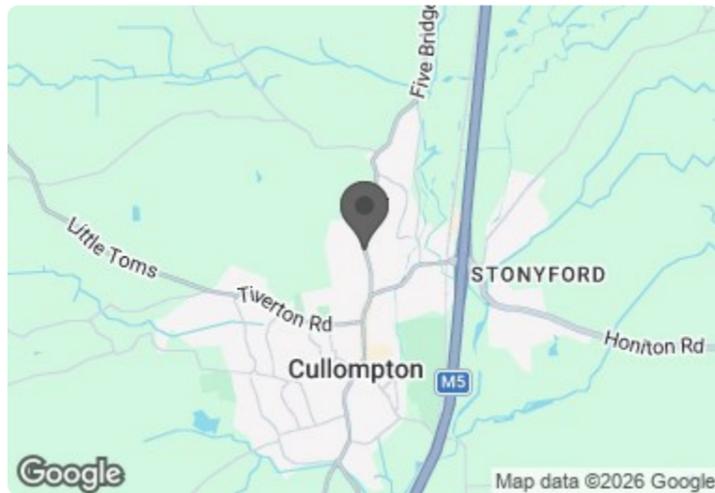


Foxglove Place, Flat 6, 1, Willand Road, Cullompton, Devon  
 Approximate Gross Internal Area  
 62 Sq M/667 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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. Please contact the Property Consultant for further information that 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 or 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.



## 6 Foxglove Place

Willand Road, Cullompton, EX15 1XY

PRICE REDUCED



PRICE REDUCTION

**Offers in the region of £299,950 Leasehold**

Located on the ground floor, this beautifully presented, two bedroom retirement apartment has direct access out from the living room on to a pretty patio area and the beautiful landscaped communal gardens.  
 \*Pet Friendly\* \*Energy Efficient\*

**Call us on 0345 556 4104 to find out more.**

# Foxglove Place, Willand Road, Cullompton

## 2 Bed | £299,950

PRICE  
REDUCED

### 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.

### No. 6

No.6 is a beautifully presented, ground floor apartment. The welcoming living room has access out on to a small patio area and the modern kitchen offers a range of integrated appliances. Both bedrooms are of a double size and the master bedroom

has a walk in wardrobe. The modern shower room offers a level access shower and there is a good size utility/store off the entrance hall.

### 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, plus there is an emergency pull cord. Walk-in utility cupboard with washer/dryer, 'Vent Axia' heat exchange unit, light and shelving. A separate cupboard houses the Gledhill water cylinder supplying hot water. Feature glazed panelled door to Living Room.

### Living Room

A very light and airy dual aspect living room with double glazed window and double glazed door opening out on to a pretty patio area and the communal gardens. A modern feature electric fireplace creates a lovely focal point.

### Kitchen

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

### Master Bedroom

Double glazed window. Walk-in wardrobe offering ample hanging and shelving space.

### Bedroom Two

A further double bedroom that could alternatively be used as a separate dining room or study.

### 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.

### Parking

No.6 comes with its own privately owned parking space.

### 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: £5,678.03 per annum (up to financial year end 31/08/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to. (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.

