



Foxglove Place

Cullompton

McCarthy Stone

Retirement living *your way*



Happiness, confidence, security

For us, it's about you. Providing a home that gives you more choice and fewer obligations. Living in a McCarthy Stone property makes it easier for you to enjoy your retirement to the full, because we take care of some of the mundane tasks that eat up so many precious hours.

Far better that you invest your time with family and friends, learning a new hobby or indulging in an old one, instead of having to deal with tiresome chores such as cutting hedges and keeping windows gleaming.

Look forward to living life your way, with less to worry about and more to enjoy.

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Live life your way

with Retirement Living

Our Retirement Living properties offer the perfect blend for many, from the independence of your own beautiful property in a sought-after seaside location, to socialising with neighbours as much or as little as you wish.

It's easy to host family and friends too, as you can book them into the Guest Suite[^], which has en-suite facilities.

Taking care of you and your home

As part of the Services team, the House Manager, on-site during the week*, is the friendly face who takes care of the day-to-day running of the development.

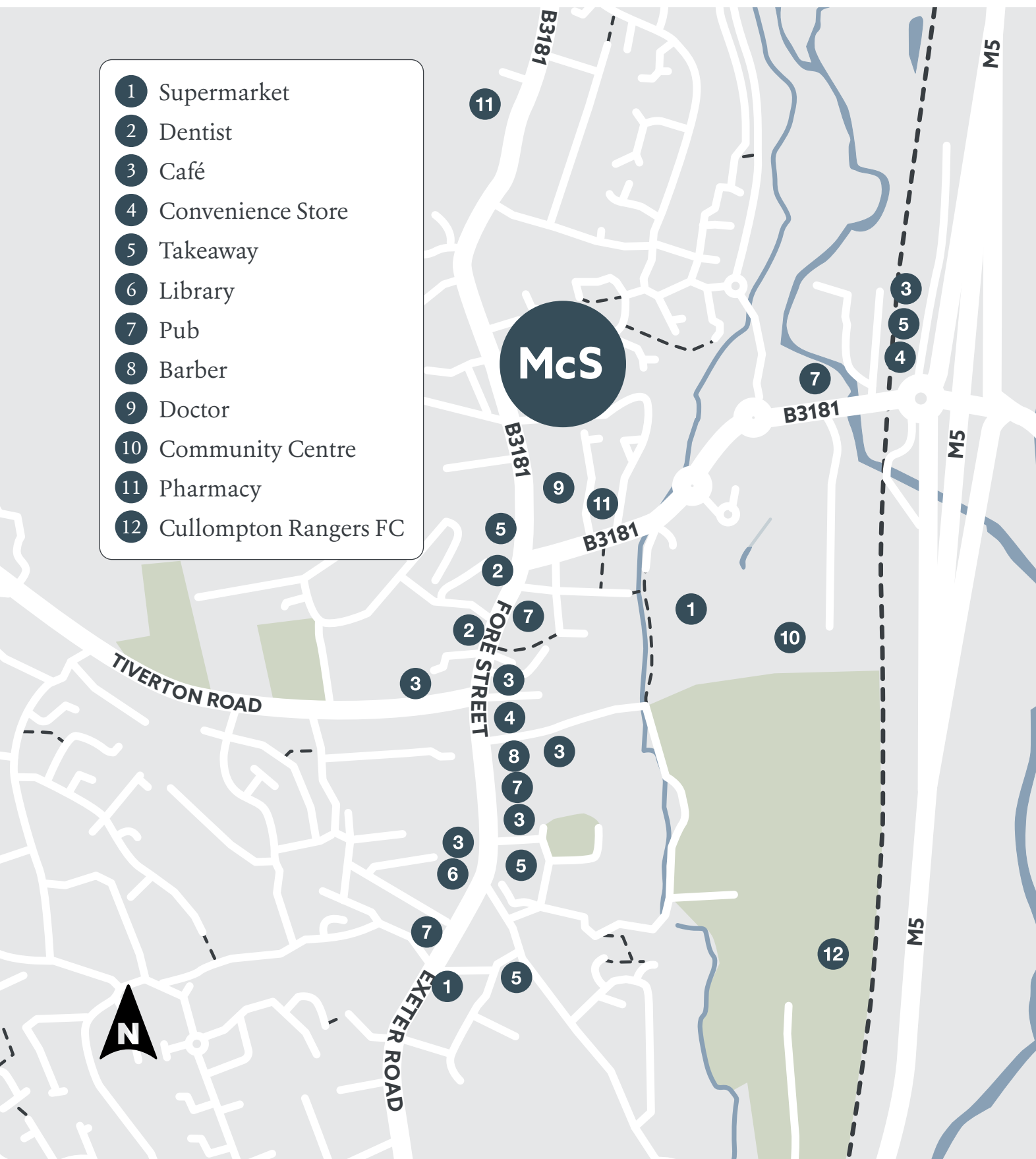
We manage the maintenance of the exterior of the property, upkeep of the communal areas and arduous tasks that keep the shared garden looking lovely.

An annual service charge (paid monthly) covers the provision and maintenance of the emergency call system, lifts, intruder alarm and door camera entry. It also covers the gardening along with the general upkeep of the exterior of the development and all communal areas.



Cullompton

Modern living in a beautiful market town



Foxglove Place is ideally placed to help you get the most out of this historic market town and the surrounding area.

A short stroll from the development you'll find the high street with a wide array of shops including an award-winning butcher. There is a choice of two supermarkets nearby and the town hosts regular outdoor markets, including a farmer's market that sells local produce most Saturdays.

Foodies will find themselves spoilt for choice as there are several highly recommended eateries, including The Bakehouse, for homemade meals and afternoon tea, Noor Sitara, for Indian cuisine and The White Hart, a traditional pub.

Live life your way

Cullompton has a rich history to explore. A medieval castle, a National Trust property and one of the oldest woollen mills in the UK are all nearby. The Walronds, a beautifully restored manor house in the high street, serves as a thriving

community centre and hosts events throughout the year.

You'll never get bored exploring the beautiful countryside nearby with its network of footpaths, bridleways, and cycle trails, many of them within the Blackdown Hills Area of Outstanding Natural Beauty. The leisure centre is just a four-minute drive away, offering golf, fishing, a health and fitness centre, beauty salon and a sports bar.

Cullompton is well located for wider exploration too. The M5 is within easy reach, you can access Exeter (30 minutes), Plymouth (1hr 4 mins) and Bristol (1hr 16 mins) by car. The seaside at Sidmouth and the Blackdown Hills are 40-minute journeys. Buses can take you to nearby Tiverton or as far as Exeter.

You'll be well looked after in Cullompton

Designed with the over 60s in mind, Foxglove Place is built to high standards and is an ideal place to live life your way.

Designed

with you in mind

As you approach Foxglove Place, you'll immediately appreciate the thoughtful design of the exterior. The lightly coloured brickwork and grey, pitched roofs are a complement to the traditional character of the town. The neat and well-maintained gardens that flank its walkways add to the scene.

Inside, the reception area offers a warm welcome to homeowners, friends, and family alike. Walk on a little further and you'll soon discover the communal lounge — the social heart of Foxglove Place.

Whether catching up over a morning coffee or a lively social evening event, this light and airy space is where our community can spend time together. If you just want to relax with a good book or a newspaper, there are lots of quiet spaces too.

From the lounge you can step out onto the south-facing patio. With an abundance of comfy seating, it's an ideal spot for catching some sun during the warmer months or enjoying a sunset drink with friends. From here you can admire the many shrubs and plants that have been carefully selected for their vibrant colours or subtle hues, which frame the lawn.

For those who are green-thumbed, there is a little potting shed to the rear of this green space, where you will find all the tools you need to tend either your own plants, or the plants located around Foxglove Place. But don't worry — you won't need to lift a trowel or wrestle with a lawnmower to enjoy the garden. We look after all the outside spaces for you.





More for you

Guest Suite

Having friends or relatives over and would like them all to stay the night? You can book them into the Guest Suite, which has en-suite facilities^.

House Manager

Ensures the development is safe, secure and well maintained, alongside arranging social activities that help build a strong sense of community.

Pets welcome

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

Parking

Spaces are available for purchase.

Made for living *your way*

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Foxglove Place is no exception.

Comprising 43 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets, flooring and white goods.

We're here to help

When purchasing your apartment at Foxglove Place, we can help you every step of the way*.

If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agents to arranging your removals. And with our Part Exchange service, we can act as a cash buyer.

To help you select the option that's right for you, our friendly Sales Consultants will explain each in greater detail.



Foxglove Place

Ground Floor



- 1 bedroom apartment
- 2 bedroom apartment

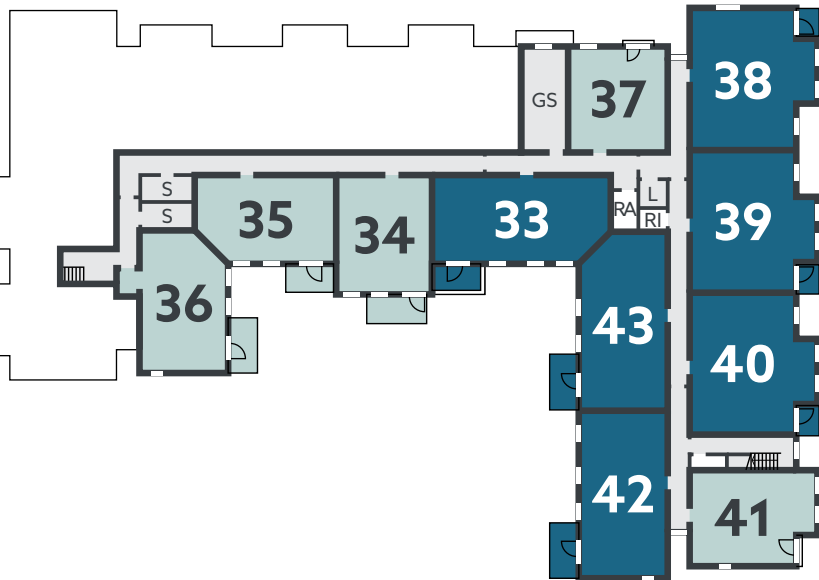
- E - Entrance Lobby
- G - Guest Suite
- L - Lift
- MSC - Mobility Scooter Charging
- O - Office

- P - Plant Room
- PS - Potting Shed
- R - Reception
- RA - Roof Access
- RI - Riser
- RR - Refuse & Recycling
- S - Store
- - Electric Vehicle Charging

First Floor



Second Floor



For the latest apartment availability and prices, please ask your Sales Consultant or visit mccarthystone.co.uk/foxglove-place

Your new home

in detail

General

- ▶ Double glazing on all windows
- ▶ Balcony or patio on select apartments
- ▶ Fitted wardrobes in all master bedrooms
- ▶ Telephone and television point in living room and bedrooms
- ▶ Sky/Sky+ connection point in living room*
- ▶ NHBC 10-year warranty

Kitchen

- ▶ Fitted kitchen with oven and integrated Beko ceramic hob
- ▶ Stainless steel cooker hood and glass splash back
- ▶ Black anthracite composite sink
- ▶ Lever mixer taps

Heating and finishes

- ▶ Electric panel heaters
- ▶ Neutral décor
- ▶ White fully finished five vertical panel door
- ▶ Chrome door furniture and fittings

Shower room

- ▶ Fitted shower room with tiled floor
- ▶ White sanitary ware with high quality fittings
- ▶ Fixed mirror with separate shaver socket
- ▶ Heated towel rail

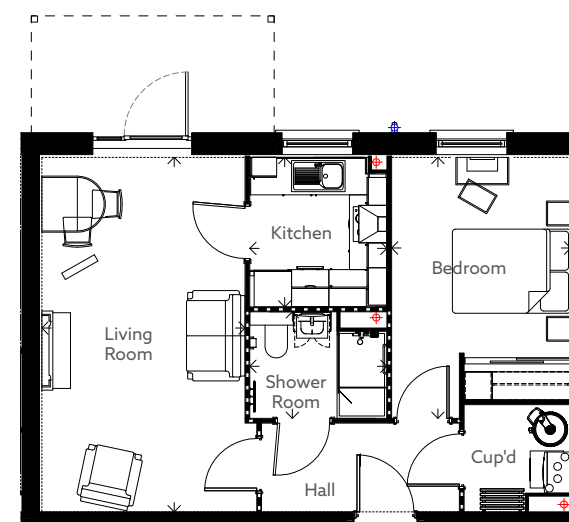
Safety and security

- ▶ Door camera entry system which is linked to the TV
- ▶ 24-hour emergency call system with a personal pendant alarm
- ▶ Intruder alarm and smoke detector
- ▶ Illuminated light switches to hall, bedroom(s), and shower room

Typical apartment layouts

Approximate room sizes

One Bedroom



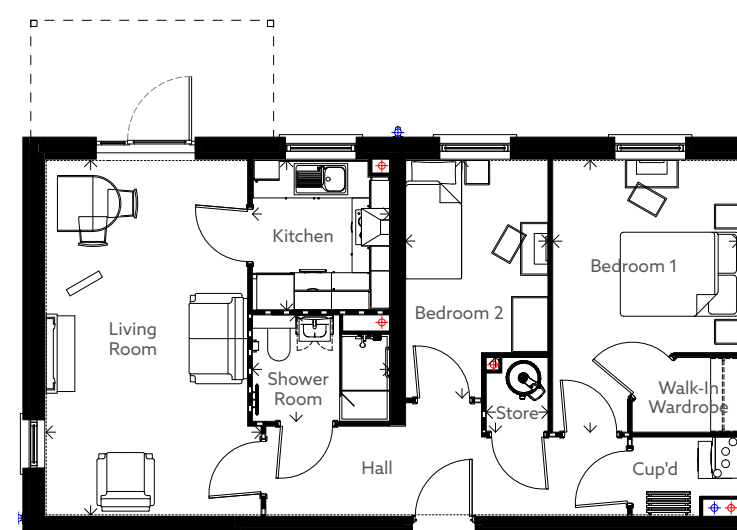
Living Room
5688mm x 3262mm / 18'-8.5" x 10'-8.5"

Kitchen
2400mm x 2200mm / 7'-10.5" x 7'-2.5"

Shower
1710mm x 2200mm / 5'-7.5" x 7'-2.5"

Bedroom One
4187mm x 2875mm / 13'-9" x 9'-5"

Two Bedroom



Living Room
5688mm x 3450mm / 18'-8" x 11'-4"

Kitchen
2400mm x 2200mm / 7'-10.5" x 7'-2.5"

Shower
1710mm x 2200mm / 5'-7.5" x 7'-2.5"

Bedroom One
4361mm x 2986mm / 14'-3.5" x 9'-9.5"

Bedroom Two
3812mm x 2285mm / 12'-6" x 7'-6"

Store
1200mm x 990mm / 3'-11" x 3'-3"

The service charge explained

To keep our developments running smoothly and to provide the facilities and support, a service charge is payable. If you have not paid a service charge before, you may have questions about how this works.

When you consider the services available at Foxglove Place and then compare these with the facilities and running costs of your current property, we believe you will find it represents good value for money. The service charge is calculated annually and paid in monthly instalments.

Services covered include providing and maintaining:

- Access to on-site staff (hours may vary)
- The 24-hour emergency-call and intruder-alarm system
- The door-entry camera, linked to your TV
- Grounds maintenance and general gardening work
- Building repairs and general maintenance costs
- Buildings insurance
- Window cleaning (outside only)
- Water and sewerage costs
- Heating, lighting and cleaning of all shared areas
- Management Fee

More information on this can be found in the service charge section on the Foxglove Place web page.

Contingency Fund

Where larger repairs and asset replacement (such as lifts or the roof) are needed, alongside regular renovations; these costs are covered by a Contingency Fund – this is created through a fee that's included in the service charge.

As well as the regular payments as part of the service charge, the contingency fund is further 'topped-up' through contributions paid when the apartment is either sold to a new owner or let out to a new tenant. The percentage payable is set out in your lease.

We keep this cost at an appropriate level to maintain the development for the benefit of everyone.

When you're ready to find out more, we will happily explain these charges in more detail.



Now, come and take a closer look

Step inside one of our properties and you'll feel instantly at home. They're bright and airy, warm and comfortable, with everything designed to make life easier.

To find out more, call **0800 201 4106** or visit mccarthystone.co.uk/foxglove-place

We're sure it won't be long before you discover why so many of our homeowners tell us they wish they'd made their move sooner.



"The beauty of living in a McCarthy Stone development is that it gives you and your family peace of mind when you go away. I've been away several times and when I come back, I know that everything is safe. I really appreciate our House Manager, who keeps a close eye on everything."

McCarthy Stone Homeowner

A large print version of this brochure is available on request

This brochure is not a contract and does not form any part of a contract. We are not responsible for any misstatement in this brochure. All content, terms and conditions are correct at the time of going to print. We have the right to alter specifications without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to move, please contact the Sales Consultant before travelling to view a development.

July 2025

We subscribe to and comply with the Consumer Code



Protection for new-build home buyers



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.



To find out more, scan the QR code
call 0800 201 4106
or visit mccarthystone.co.uk/foxglove-place

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McCarthy Stone
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