



So much more
than just bricks
and mortar
- take a look
inside...



Pinnoc Mews

Pinhoe, Exeter

Retirement Living

Independence with peace of mind.


McCarthy & Stone
The UK's leading retirement housebuilder



23

Comfort &
Community ~
Pride in your
new home



About Us



Celebrating 40 years of Retirement Living with McCarthy & Stone

We don't just lead the retirement housebuilding industry, we built it.

In 1977, we opened the doors at our first retirement development in Hampshire with a mission in mind – to provide purpose-built apartments to older homeowners who want to live with independence, but with support on hand when they need it.

In that time we've expanded across the country, built over 51,000 individual apartments (including some in Spain, France and Norway!) and we've listed on the stock exchange. Most importantly, we've won dozens of industry awards for customer satisfaction, environmental practices, health & safety and design.

Fast forward to today, and we're still pioneering the industry, providing the largest share of the UK's owner occupied Retirement Living, Retirement Living PLUS and Lifestyle Living accommodation to thousands of happy homeowners. In fact, our homeowners are so happy, we've been awarded the 5-star rating for customer satisfaction in an independent survey by the Home Builders Federation every year since the survey started 12 years ago – making us the only housebuilder of any size or type to ever achieve this.



Martin and Emma, the development sales executives, have been outstanding, we feel like we have known them our whole lives!

John and Trish Widdicombe
Lock House, Taunton

About the Lifestyle



Welcome to Retirement Living

Retirement Living is the perfect blend for many buyers; your own apartment, maintenance taken care of and the chance to socialise.

When you buy a McCarthy & Stone apartment, you say 'hello' to a beautiful new place to live and 'goodbye' to many of the usual homeowner worries like maintenance and lack of security.

All you have to do is relax and get on with enjoying your life, safe in the knowledge that there's a House Manager around during office hours, should you need a helping hand.

Coming to a development with such a friendly atmosphere and wonderful, ever-growing community has been truly fantastic.

Emily Say
Stroudwater Court, Stroud

When taking care of the maintenance of the house - and especially the garden - became a real hassle, we decided the time was right to downsize... After all, there's more to life than time-consuming chores!

Don and Brenda Rhodes
Squire Court, South Molton



Overview

Welcome to Pinnoc Mews

We think you'll be amazed by our latest McCarthy and Stone development in Pinhoe, a popular suburb which retains a village feel with excellent access to Exeter city centre and the surrounding area.

This exclusive development of 20 one bedroom and 19 two bedroom spacious and convenient retirement apartments, is suitable for anyone over 60 who would like to maintain their independence.

Our Retirement Living developments give you the best of both worlds. You have the benefit of owning your own home, free from the usual homeowner worries like maintenance and lack of security. All you have to do is relax and get on with enjoying your life, safe in the knowledge that there's a House Manager available during office hours, should you need a helping hand.

With so much attention to detail, it's no wonder McCarthy and Stone is the UK's leading retirement housebuilder.



Features

- House Manager
- Homeowners' lounge and guest suite
- 24/7 call system
- Balconies/patios to selected apartments
- Lifts to all floors
- Camera entry system
- Landscaped gardens
- Pets allowed
- Lounge WiFi access
- Wheelchair access
- Fire detection system



Typical Living Room

Local Area



There's plenty on your doorstep in Pinhoe

Pinhoe is a vibrant suburb of Exeter which has grown from Pinhoe Village. It retains a close-knit community feel whilst offering an abundance of excellent amenities close by as you would expect from a small city.

With a bus stop located outside the development and a train station less than 0.5 miles away, Pinnoc Mews is the perfect place to retire; whether you prefer to spend time in Pinhoe itself or wish to explore further afield.

Less than one mile away you will find a range of health and wellbeing amenities including a pharmacy, doctor's surgery and hospital. A range of shops and other conveniences are located within 1.5 miles of the development including a local butcher, hairdresser and bank. A Sainsbury's supermarket is located just 0.1 mile away.

America Hall, the Community Centre in Pinhoe, runs a busy timetable of events from pilates and dance, to card making and creative craft classes. If you are new to the area, it really is the hub of the community.

If you enjoy historical sight-seeing and culture you can pop in to the City Centre where you will find a range of attractions including the Royal Albert Memorial Museum and the medieval cathedral, or a little further afield you will find the National Trust's beautiful Killerton House and Gardens. There are a number of independent galleries and theatres too, including the popular Northcott Theatre.

The award-winning Princesshay Shopping Centre which features leading high street stores including John Lewis and Waitrose, can be reached easily by car or bus and offers some of the best shopping in the South West. While you are in the city centre though, be sure to visit Gandy Street with its many quirky, independent boutiques and cafes.

If you prefer the great outdoors, why not take advantage of the beautiful coast and countryside? The stunning East Devon coastline is just 4.4 miles away, with the first stop being the beautiful coastal village of Topsham. If walking is one of your hobbies, The Exe Valley Way is certainly worth exploring and makes up one of many walking routes in the area.



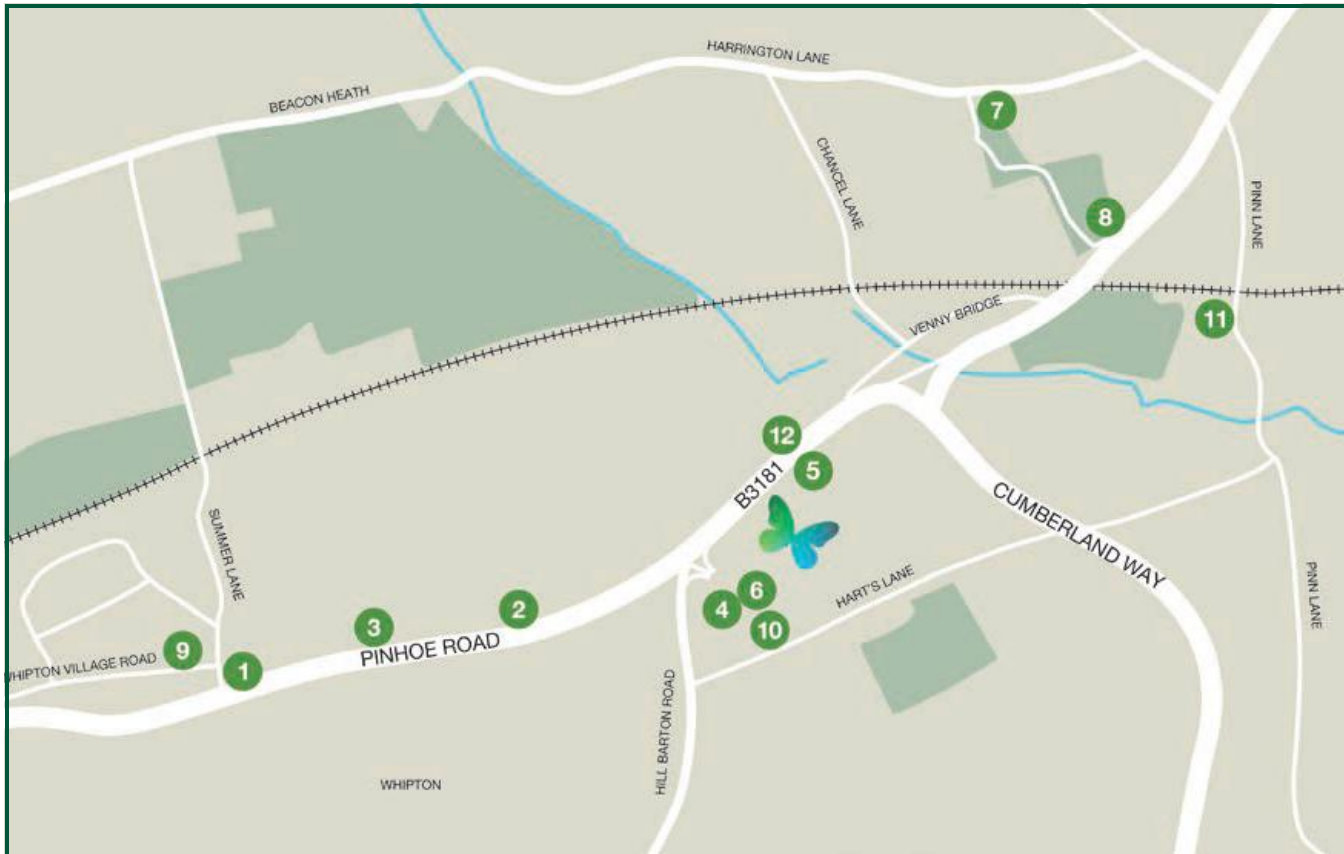
St Mark's Church, Pinhoe



Exeter Cathedral, Exeter City Centre



Cathedral Green, Exeter



Key

- | | | |
|---------------------------|---|------------------|
| 1 Hairdresser | 5 Pub/ restaurant | 9 Vets |
| 2 Dentist | 6 Pharmacy | 10 Bank |
| 3 Doctor | 7 America Hall Pinhoe Community Centre | 11 Train Station |
| 4 Sainsbury's Supermarket | 8 Library | 12 Bus Stop |

Keeping you
close to the
things that
matter



Site Plan

Pinnoc Mews, Pinhoe Road,
Exeter, Devon, EX4 8GD

Key

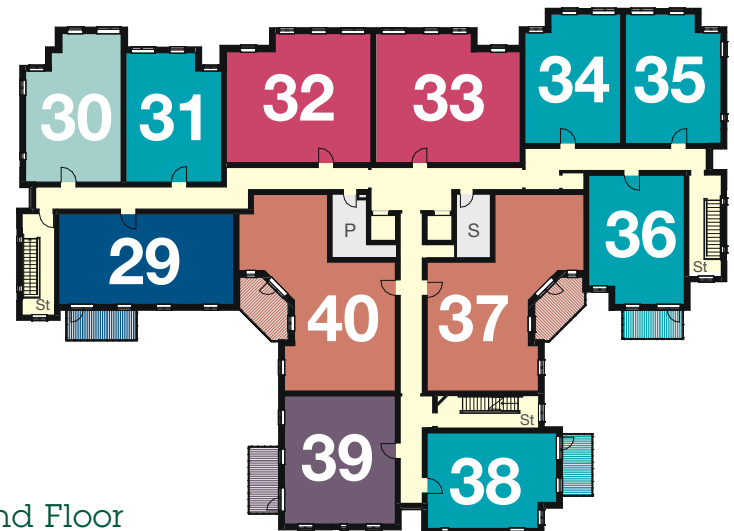
- The Barle (2 bedroom apartment)
- The Clyst (2 bedroom apartment)
- The Culm (2 bedroom apartment)
- The Yeo (2 bedroom apartment)
- The Exe (1 bedroom apartment)
- The Creedy (1 bedroom apartment)
- The Teign (1 bedroom apartment)
- Communal Areas
- Staff Areas
- L Lifts
- MSS Mobility Scooter Store
- P Plant Room
- R Refuse Room
- S Store
- St Stairs



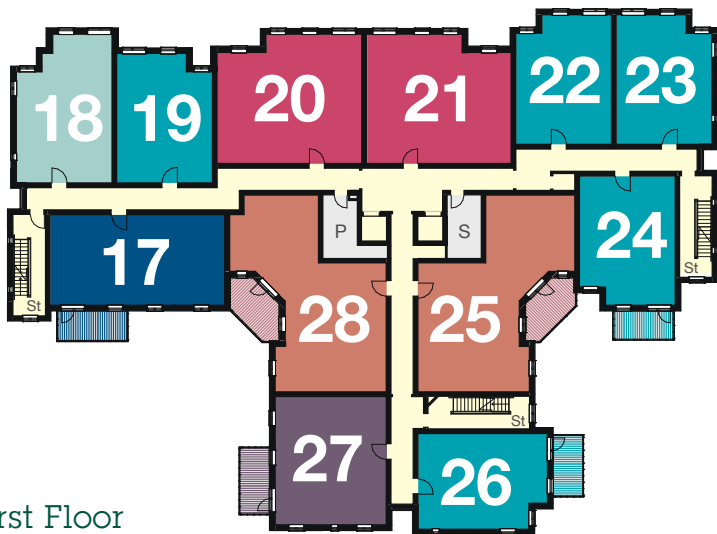
Site & Lower Ground Floor



Ground Floor



Second Floor



First Floor



Specification



Dedicated to making the difference

With McCarthy & Stone, everything is designed to let you get the most out of life. You can relax in the knowledge that there's someone available day and night, should you need assistance. That's the real benefit; you can carry on living independently.

The development at a glance

Services

- House Manager who is a friendly face and can provide help and support if needed during the day
- 24 hour emergency call system should you need assistance day and night
- Handyman service if you need someone to put up pictures, shelves or hang curtains - we will give you one hour of time free within your first 30 days of moving into your apartment

Development

- Homeowners' lounge where you can meet up with neighbours or make new friends
- Landscaped garden for you to enjoy without having to lift a finger
- Guest suite perfect for when friends and family come to visit*
- Lifts to all floors making it easy to get around
- Allocated car parking is available please speak to Sales Executive for more information

*Additional charge applies.

A beautiful new home

Step inside a Retirement Living apartment and you will feel at home instantly. With light, comfortable living rooms, beautifully equipped kitchens and luxurious bathrooms, they have all the quality and attention to detail you could imagine.

The apartments at a glance

General

- NHBC 10 year warranty allows you to buy with confidence
- Double glazing to keep you warm and ensure your bills stay low
- Walk in wardrobe in selected apartments so it's easy to keep everything organised and within reach
- Balcony or patio with selected apartments, letting you enjoy your own outside space
- Lever taps, which turn on and off easily
- Telephone and television point in living room and bedrooms
- Sky/Sky+/Sky Q compatible connection point in living room†

Kitchen

- Fitted kitchen with integrated fridge/freezer, oven and ceramic hob, laid out to make cooking easier
- Cooker hood to help keep your apartment well ventilated
- Stainless steel sink with hardwearing, easy to clean surface
- Woodbury Ivory doors to kitchen



Shower room

- Sanitaryware high quality fittings
- En-suite bathroom in all two bedroom apartments
- Tiled shower with shower tray

Heating and finishes

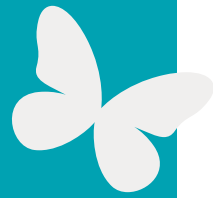
- Wet underfloor heating communal boiler system
- Neutral décor to coordinate with your furnishings
- Oak veneer internal fitted doors give your interior a quality feel
- Chrome door furniture for a stylish touch

Safety and security

- Door entry system which links to your TV, allowing you to see who's there before opening the door
- Smoke detector and intruder alarm to ensure your personal safety
- Illuminated light switches for bathroom and main bedroom

†Subject to Sky subscription.

The Teign



1 bedroom apartment

Apartment Area (Max)

582.97 ft² (54.16 m²)

Living Room (Max)

23'-1" X 11'-3" (7043mm X 3457mm)

Kitchen (Max)

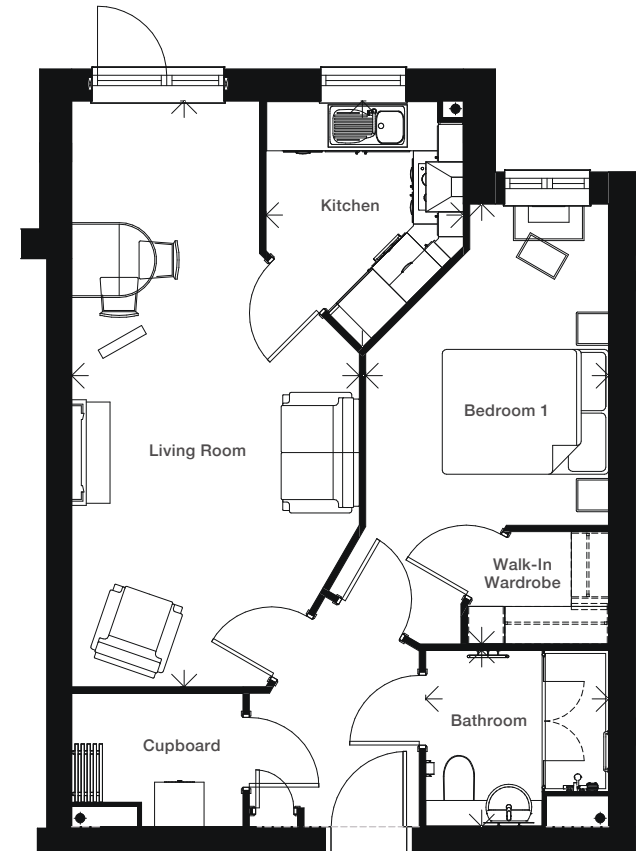
9'-7" X 7'-8" (2963mm X 2373mm)

Bedroom (Max)

17'-3" X 9'-6" (5290mm X 2921mm)

Shower Room (Max)

6'-9" X 7'-2" (2120mm X 2200mm)



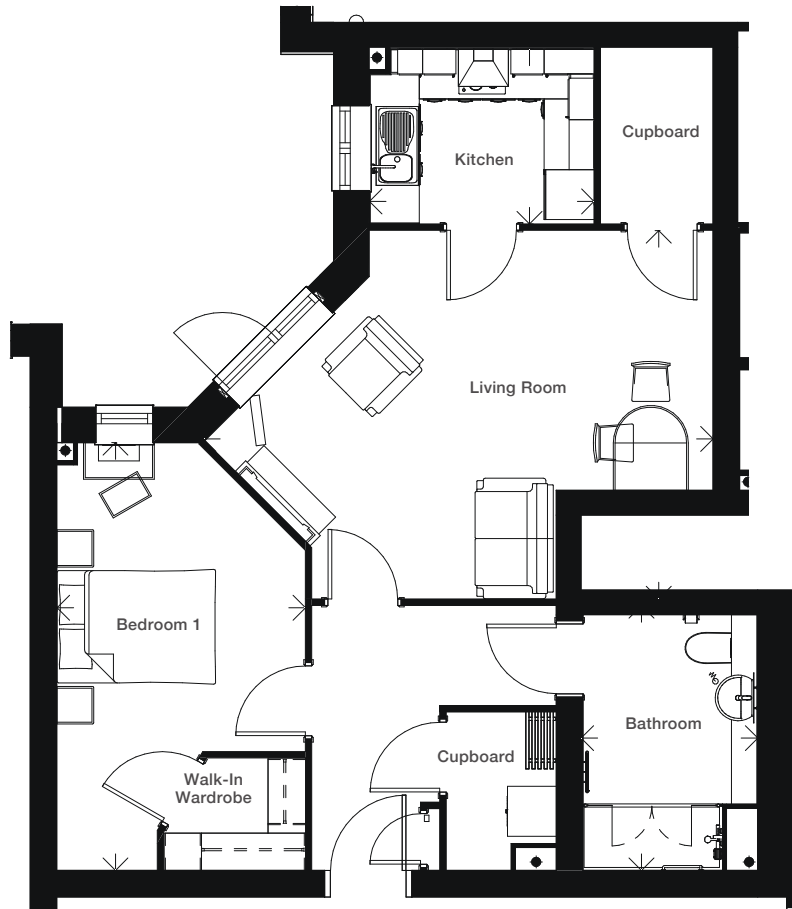
See individual apartment plans for specific details.
Arrows denote measurement points

The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Consultant before travelling to view.

Apartments 3, 7, 9, 10, 11, 14, 19, 22, 23, 24, 26, 31, 34, 35, 36, 38

The Creedy

1 bedroom apartment



Apartment Area (Max)

657.14 ft² (61.05 m²)

Living (Max)

20'-0" X 14'-5" (6109mm X 4432mm)

Kitchen (Max)

8'-8" X 6'-9" (2703mm X 2103mm)

Bedroom (Max)

16'-9" X 9'-8" (5143mm X 2989mm)

Shower Room (Max)

10'-1" X 7'-0" (3075mm X 2123mm)

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The Exe



1 bedroom apartment

Apartment Area (Max)

638.41 ft² (59.31 m²)

Living (Max)

27'-3" X 11'-3" (8338mm X 3455mm)

Kitchen (Max)

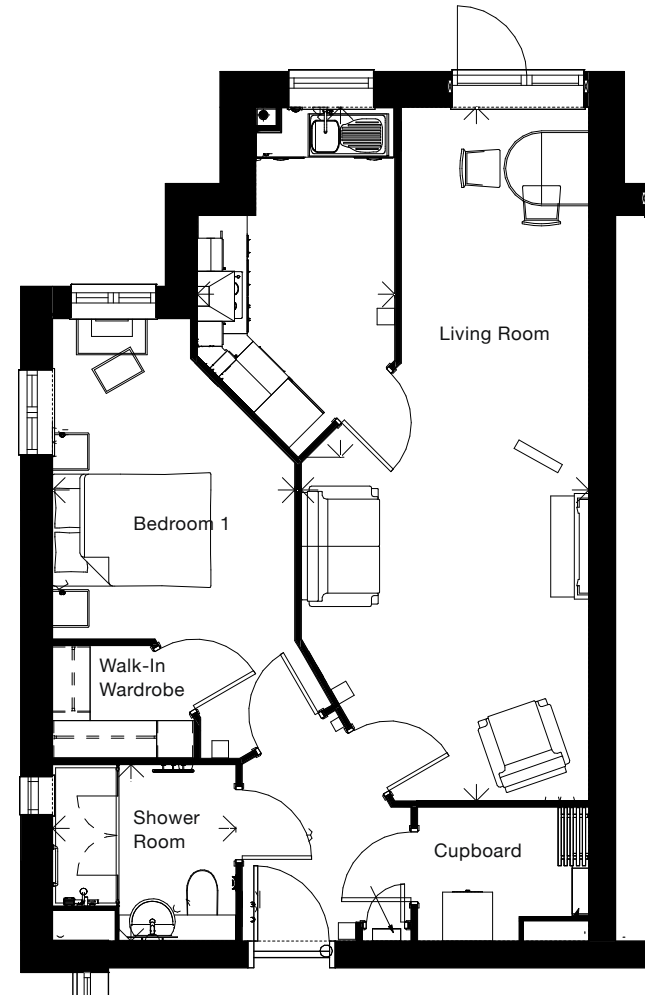
13'-8" X 7'-7" (4203mm X 2373mm)

Bedroom (Max)

17'-3" X 9'-5" (5285mm X 2911mm)

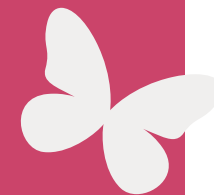
Bathroom (Max)

7'-2" X 6'-11" (2200mm X 2120mm)



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The Barle

2 bedroom apartment

Apartment Area (Max)

872.2 ft² (81.03 m²)

Living (Max)

23'-2" X 11'-3" (7073mm X 3457mm)

Kitchen (Max)

9'-7" X 7'-8" (2963mm X 2373mm)

Bedroom (Max)

17'-1" X 9'-8" (5210mm X 2980mm)

Bedroom 2 (Max)

18'-7" X 9'-6" (5719mm X 2921mm)

Bathroom (Max)

6'-9" X 7'-2" (2120mm X 2200mm)

Shower Room (Max)

7'-0" X 5'-2" (2147mm X 1575mm)

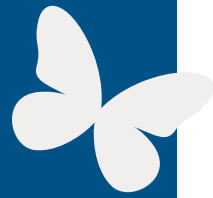


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The Yeo

2 bedroom apartment



Apartment Area (Max)

776.94 ft² (72.18 m²)

Living (Max)

20'-1" X 10'-6" (6122mm X 3237mm)

Kitchen (Max)

7'-8" X 7'-2" (2400mm X 2200mm)

Bedroom (Max)

12'-6" X 9'-8" (3845mm X 2980mm)

Bedroom 2 (Max)

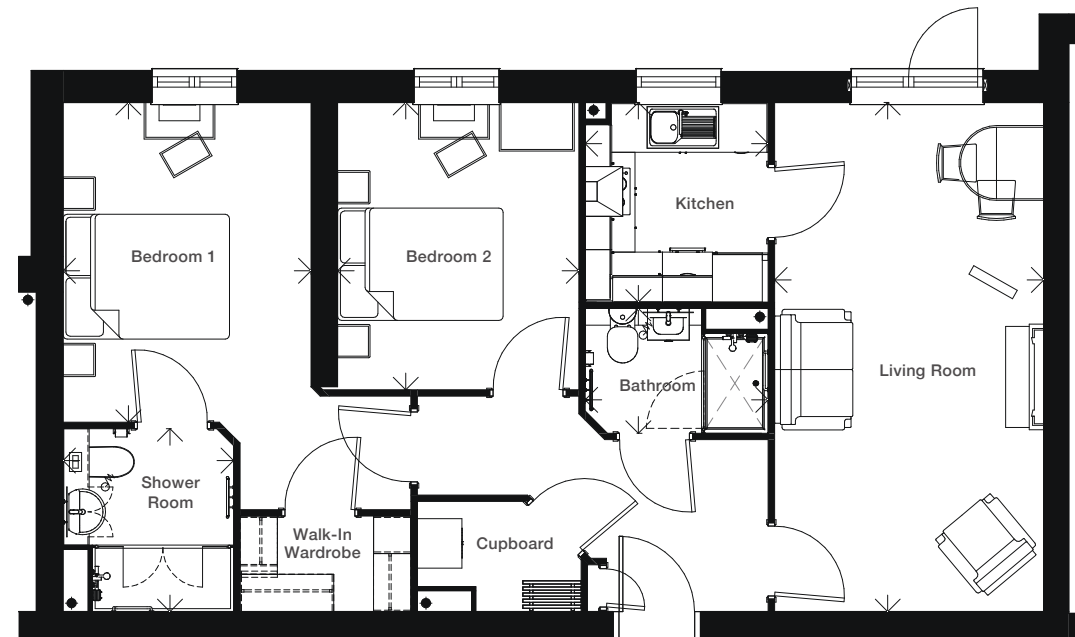
11'-3" X 9'-5" (3454mm X 2900mm)

Bathroom (Max)

6'-7" X 7'-2" (2050mm X 2200mm)

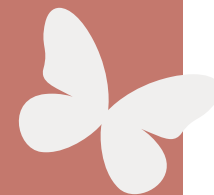
Shower Room (Max)

7'-2" X 4'-9" (2200mm X 1500mm)



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The Culm

2 bedroom apartment

Apartment Area (Max)

987.05 ft² (91.7 m²)

Living (Max)

23'-1" X 14'-2" (7043mm X 4338mm)

Kitchen (Max)

11'-8" X 6'-9" (3600mm X 2100mm)

Bedroom (Max)

15'-5" X 10'-0" (4727mm X 3070mm)

Bedroom 2 (Max)

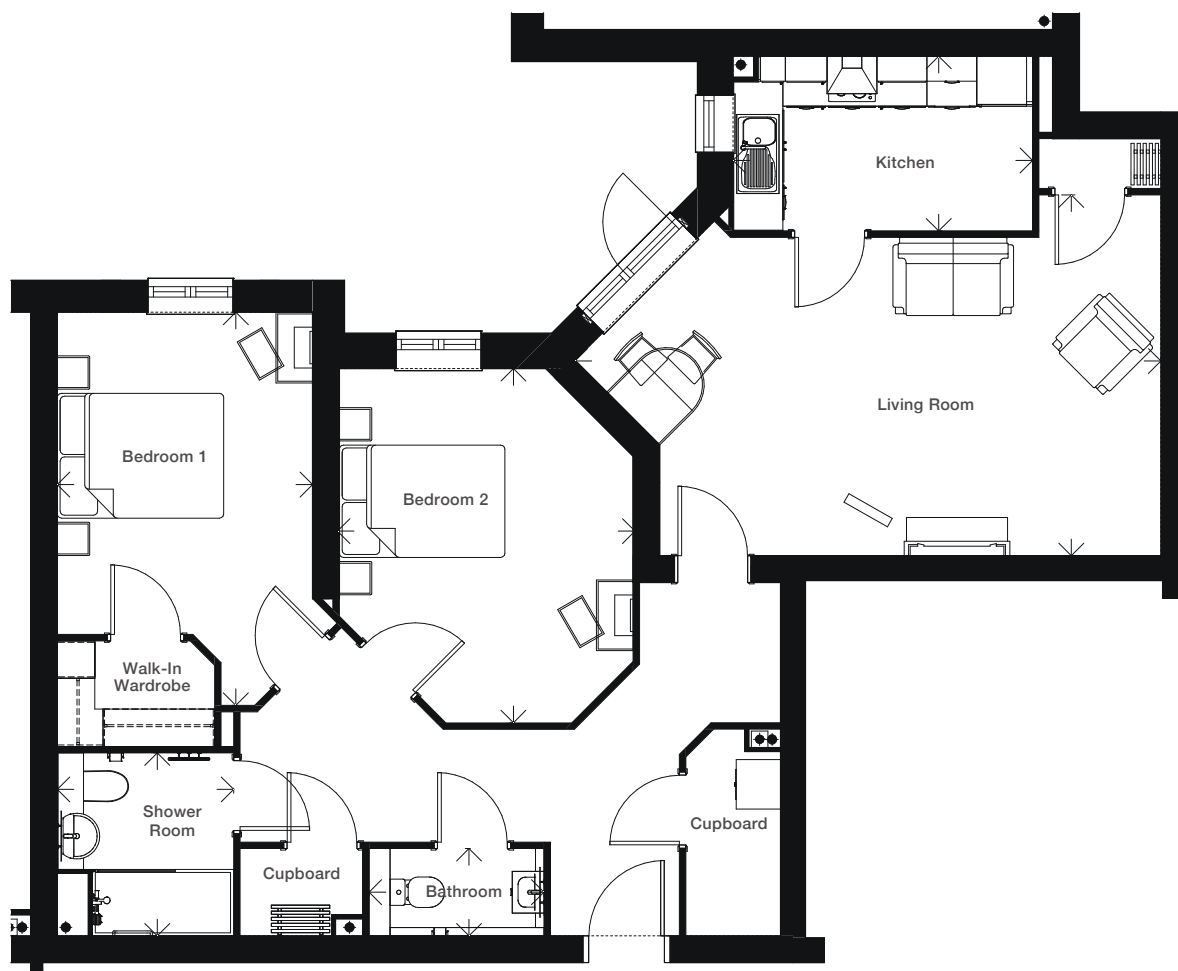
14'-0" X 11'-6" (4260mm X 3532mm)

Bathroom (Max)

7'-2" X 6'-9" (2200mm X 2120mm)

WC (Max)

6'-9" X 3'-4" (2100mm X 1050mm)



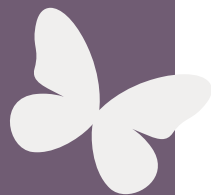
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Apartments 1, 12, 16, 25, 28, 37, 40

The Clyst

2 bedroom apartment



Apartment Area (Max)

697.82 ft² (64.83 m²)

Living (Max)

17'-3" X 12'-9" (5276mm X 3922mm)

Kitchen (Max)

7'-9" X 7'-2" (2421mm X 2200mm)

Bedroom (Max)

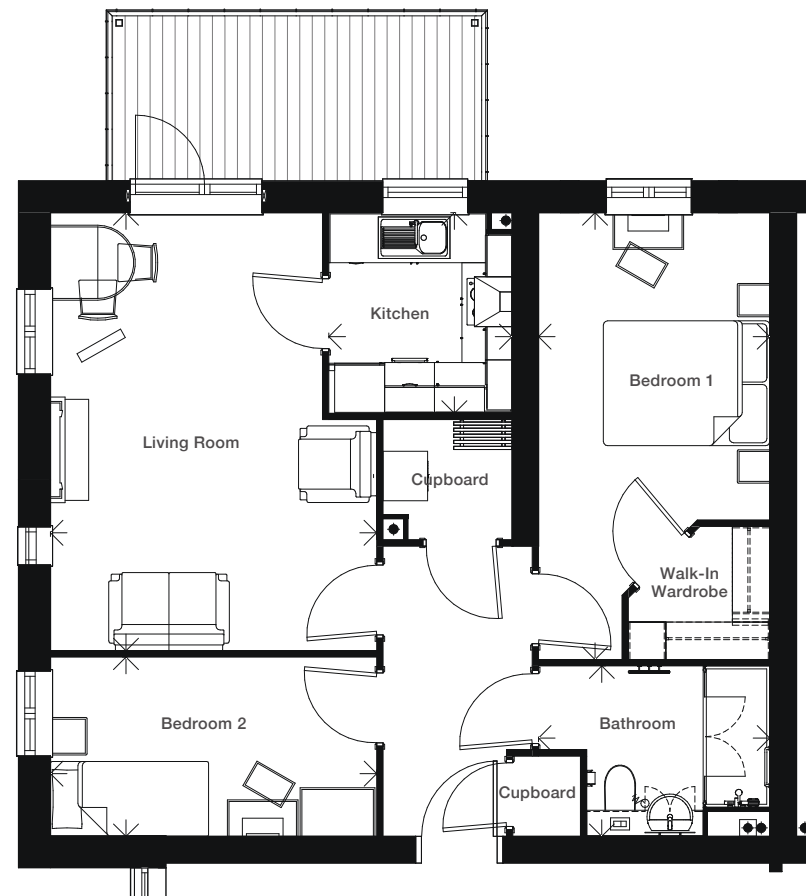
17'-6" X 9'-1" (5381mm X 2780mm)

Bedroom 2 (Max)

12'-9" X 7'-1" (3922mm X 2155mm)

Bathroom (Max)

9'-1" X 6'-7" (2780mm X 2040mm)



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Part Exchange



I'm so glad I didn't wait until
I was too old, and made the
move while I was younger.

Janet Roberts
Birch Court, Morriston

Move into your new home in three easy steps

Moving home no longer has to be a daunting experience or take forever. If your current property qualifies for Part Exchange, you'll effectively have a cash buyer. So you'll avoid all the usual uncertainty and frustration.

Step 1

Simply tell us which beautiful new retirement apartment you've set your heart on. We then arrange for one of our trusted Part Exchange partners to see you. They'll instruct a RICS (Royal Institute of Chartered Surveyors) survey and for two independent, local Estate Agents to value your property.

Step 2

When we receive a suggested purchase price we'll discuss this with you so you can decide if you're happy to sell. If you are, you'll be free to make a reservation on your new apartment from as little as £500.

All our valuations are free, so you can see if the offer suits you before deciding how best to sell your property. There's no obligation.

Step 3

If you accept our Part Exchange offer, all that's left to do is for us to work with your legal representatives to finalise the contracts. To help make this process even easier, we'll contribute £1,000 towards your solicitor's fees*.

*T&Cs apply. Part Exchange offer only available on selected new apartments at participating developments. Agreement is subject to survey, contract and the terms and conditions of the Part Exchange provider. The Part Exchange service is offered for most properties, although restrictions will likely apply to certain types of property such as mobile homes or those with a lease less than 100 years. Properties with a higher value are also considered, but on a discretionary basis. Offers must be accepted within 10 days. Solicitors fees contribution is £1,000 inc.VAT, recommended solicitors must be used in order to qualify. Handyman service available in the first 30 days after moving. Not available in conjunction with any other offer or promotion. Offer may be withdrawn at any time. **Offer will be based on open market valuations, subject to the circumstances of the property being considered for exchange. Written details available upon request.

Happy Homeowners



Providing award winning customer service

We are incredibly proud to have been awarded a 5 Star rating in customer satisfaction for twelve consecutive years, as voted for by our homeowners via the House Builders Federation (HBF) survey.

We're delighted that so many of our homeowners say they would happily recommend us to their friends and family, we believe this is testimony to the quality and attention to detail that goes into the service we provide, and all our developments.

Since we started in 1977 we've built almost 51,000 apartments, as well as a strong reputation for quality. It's nice to know that we're getting it right, for the people who really matter.



The most enlightening experience – every day we say to each other, what a good idea this was.
John and Trish Widdicombe
Lock House, Taunton

Smooth Move



The whole moving process was fantastic. Everything from the moment we spoke to the sales team to the day we moved in was just so easy!

Rex and Lesley Darlow
Dukes Court, Wellington

Help with your move

Nobody thinks moving home will be easy, but with McCarthy & Stone you couldn't be in better hands. Your Sales Executive will be there every step of the way, from the moment you make a reservation through to the day you move in.

As the UK's leading retirement housebuilder, we've had years of experience helping to make things go more smoothly, that includes helping with the cost.

We'll pay £2,500 towards your estate agent fees*

If you sell your existing property using our recommended selling agents, we will contribute £2,500 (inc. VAT)* when you've legally completed. That should remove some of the burden of moving.

£1,000 towards legal fees*

We will pay £1,000 (inc. VAT) towards your legal fees when you use one of our recommended, independent solicitors*. Then, to literally help take the weight off, we can help with the move itself.

Specialist free removals service*

Our removals experts can pack everything for you, help de-clutter if you wish, transport everything safely to your new home and unpack too, so you won't have to lift any heavy items.

One of our handymen can help with anything such as hanging pictures and mirrors - so it feels like home in no time.

*Terms & Conditions apply. Visit www.mccarthyandstone.co.uk/smoothmove for more details

House to Home



I was worried that the moving process would take the wind out of my sails, but it was a doddle with the help of the friendly removals team provided by McCarthy & Stone – plain sailing!

Roe Bissett
Squire Court, South Molton

Looking to de-clutter?

Moving home can seem like a daunting experience, and in retirement you can find yourself with a large collection of belongings at a time where you may be less physically able to remove such items. This is where our Smooth Move removal scheme comes in.

How does it work?

Before the day of your move, you will be given a sticker pack allowing you to label the items that you don't want to take: The not so important items that have built up in the attic and are only fit for the bin, and perhaps the type of belongings that could bring other people joy when taken for re-sale at charity shops.

Your remaining contents are then packaged up and taken away for you, so all the heavy lifting is taken care of, and everything that you desire to take to your new home is there waiting for you when you arrive.

Typically, our customers tend to remove about a third of their belongings to ensure that their new home doesn't feel cluttered. This allows you to enjoy more space and to realise the benefits of moving to a retirement property.

Benefits Advice



Colin Cuthbert - Entitlements Advisor



Are you eligible for more support?

According to Age UK and CAB the retired population fail to claim over £5 billion each year that they may be entitled to.

We offer a free and confidential review service with our specialist advisors.

Attendance Allowance

Could you be missing out on £83.10 per week?

Although called Attendance Allowance, you do not need to have anyone coming in to look after you, but if you have health and mobility problems you may be eligible to claim. This is not means tested, but if you have a disabled parking badge, or have difficulty when using stairs and taking a bath, then you may be the type of person who is due extra income to support you.

Pension Credit

- **Guaranteed Pension Credit**
May be paid when you reach the qualifying age. It tops up your weekly income to a guaranteed minimum.
- **Savings Pension Credit**
This may be paid to those who have saved some money towards their retirement, and if you're aged 65 or over. You may also be able to claim both of these credits.

Council Tax Reduction

Council Tax may be met in full if you qualify for Guaranteed Pension Credit - If you are not in receipt of Guaranteed Pension Credit you may still qualify for Council Tax Reduction if your capital is still below £16,000.

To discuss eligibility, please contact our Entitlements Advisor Colin Cuthbert on 01202 508269.



McCarthy & Stone

The UK's leading retirement housebuilder

South West Office

McCarthy & Stone Retirement Lifestyles Ltd
First Floor, Blackbrook Gate 1
Blackbrook Park Avenue
Taunton, Somerset TA1 2PX



Please call us free on **0800 201 4106** and we'll help you find the perfect apartment or **visit mccarthyandstone.co.uk/pinhoe**

All internal images show typical interiors and purchasers are advised that the furniture, fixtures and fittings are for visual representation only and do not depict the actual finish of any individual apartment. No responsibility can be accepted for any mis-statement in this brochure, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Executive before travelling to view. Details correct at time of print. A development by McCarthy & Stone Retirement Lifestyles Limited. Please write to us at: Customer Communications, McCarthy & Stone, 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset BH8 8AQ or email us at: comments@mccarthyandstone.co.uk