



D'Arcy Court, Newton Abbot

2x 2x

ENERGY RATING C76

- Virtual Tour Available
- Spacious Ground Floor Apartment
- Popular Retirement Development
- Well-Presented Throughout
- 2 Double Bedrooms
- 2 Bath/Shower Rooms (1 en-suite)
- Good-Sized Lounge/Diner
- Communal Gardens & Facilities

Guide Price:
£175,000
LEASEHOLD

Flat 22, D'Arcy Court, Marsh Road, Newton Abbot, TQ12 2AP

A very spacious, light and airy two double bedroom ground floor retirement flat within a sought-after development a short walk from the town centre. D'Arcy Court offers communal facilities including a residents' lounge, laundry room, house manager, emergency pull cords and telecom entry system for peace of mind and communal gardens. The flat itself is well-presented throughout and has a large lounge/dining room, a modern fitted kitchen and en-suite shower room to the master bedroom in addition to a bathroom. This lovely apartment will appeal to buyers looking for a spacious retirement home and internal viewings come highly recommended.

Marsh Road is situated on the level, just off Newton Abbot town centre and, in addition to a wide range shopping, business and leisure facilities; the development is also a short level walk from a timetabled bus service and the mainline railway.

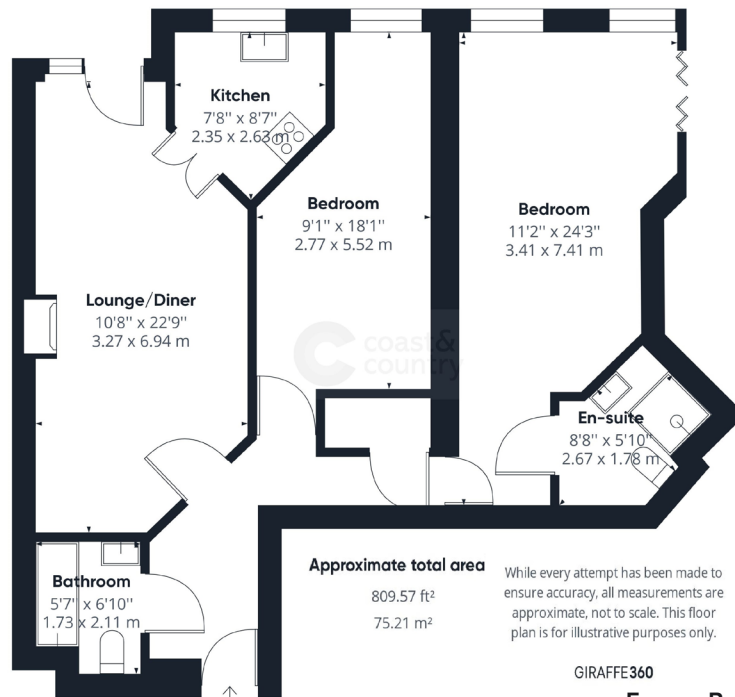
Accommodation: The flat's own entrance door leads to an entrance hallway with large storage cupboard and night storage heater. A multi obscure glazed door leads to the lounge/dining room with feature fireplace, night storage heater, door and window to front. Multi obscure glazed double doors open to the kitchen which is fitted with a range of white high gloss wall and base units, rolled edge work surfaces, tiled splashback, inset single drainer sink unit, built-in oven and hob and space for appliances. Bedroom one has windows to front, built in mirror fronted wardrobes, night storage heater and an en-suite shower room comprising corner shower cubicle, low-level WC, pedestal wash basin, heated towel rail, tiled floors and extractor fan. Bedroom two has a window to front and slimline electric panel heater. The bathroom comprises a panelled bath with shower over,

screen and tiling to surround, low-level WC and vanity wash basin.

Outside: Well-tended communal gardens.

Parking: By arrangement with the house manager.

Directions: From the Penn Inn roundabout at Newton Abbot follow the A381, continuing straight ahead through two sets of traffic lights. Keeping in the right hand lane after the lights bear right for the train station (Station Road B3195). Pass the railway station on the right hand side and continue straight ahead at the war memorial junction heading into the town centre. Take the next turning right into Lemon Road. Follow the road along to the left into Marsh Road.



Agents Notes:

Council Tax: Currently Band D

Tenure: Leasehold: 125 years from 01/07/1999

Mains water. Mains electricity. Mains drainage.

Service Charge: Currently £4,176.00 per annum (2023/2024).

Review Period: Annually in August.

Ground Rent: Currently £792.84 per annum (2023/24).

Age Restriction: Over 60s.

Floor Plans - For Illustrative Purposes Only

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		