



Stover Court, East Street, Newton Abbot

Leasehold £170,000



WILLIAMS HEDGE
estate agents



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16, STOVER COURT, EAST STREET, NEWTON ABBOT, TQ12 1GH

Spacious retirement apartment | Open views across Newton Abbott or surrounding countryside
Reception hall with large storage cupboard | Spacious sitting/dining room with Juliet balcony
Fitted kitchen | Double bedroom with walk-in wardrobe | Shower room/WC | Communal facilities

Stover Court offers a quality retirement development built by McCarthy and stone in 2013. The development has been superbly designed for comfortable retirement living with a development manager for further peace of mind. The development offers a range of communal facilities which include a resident's lounge, laundry, refuse store, guest suite, mobility scooter store, communal gardens and secure parking (not allocated and available for additional fee). The apartment is located on the upper ground floor and a comprises reception hall with large storage cupboard, spacious sitting/dining room with Juliet balcony, fitted kitchen, double bedroom with walk-in wardrobe, shower room/WC. An internal inspection is highly recommended in order to appreciate the spacious apartment and fantastic convenient location.

Stover Court is conveniently situated for the amenities of Newton Abbott town centre, Sainsbury's local and GP surgery. Newton Abbot is a historic market town surrounded by beautiful South Devon countryside. The town is home to a large range of shops, restaurants, weekly markets and open spaces and is perfectly located close to both Dartmoor National Park and a number of seaside towns of Torbay and Teignmouth. The town benefits from a railway station with main line connection for London Paddington and also offers good transport links with the A380 for Exeter and M5 beyond.

The Accommodation Comprises

COMMUNAL ENTRANCE With stairs or lift to first floor. Door to

ENTRANCE HALL - 2.9m x 1.93m (9'6" x 6'4")
Pendant light point, smoke detector, secure door entry intercom system, large storage cupboard with electric meter and consumer unit, hot water tank and shelving. Emergency pull cord, doors to

SITTING/DINING ROOM - 8.2m x 3.38m (26'11" x 11'1")
Pendant light points, TV connection point, telephone point, double doors to Juliet balcony with open views across Newton Abbot to surrounding countryside, door to



KITCHEN - 2.79m x 2.26m (9'2" x 7'5")
Directional spotlights, triple glazed window to front aspect with far-reaching views across Newton Abbott towards surrounding fields and countryside, fitted kitchen comprising a range of base and drawer units with roll edged worksurfaces over, inset single sink and drainer with mixer tap over, inset four ring electric hob and extractor over, tiled surrounds, matching eyelevel cabinets, built-in high-level electric oven, integral fridge and freezer, tiled flooring.



DOUBLE BEDROOM - 5.21m x 2.9m (17'1" x 9'6") Pendant light point, triple glazed window to front aspect with far-reaching views across Newton Abbot towards surrounding countryside, TV connection point, telephone point, walk-in wardrobe with shelving and hanging rails and light point.



SHOWER ROOM/WC - 2.18m x 2.11m (7'2" x 6'11") Directional spotlights, walk-in tiled shower enclosure with glazed screen, vanity unit with inset wash hand basin, close coupled WC, heated towel rail, tiled walls, tile floor, strip light and shaver socket.



TENURE - LEASEHOLD

Length of Lease – 115 years
 Maintenance Charge - £2,604.48 per annum - building insurance included
 Ground Rent - £425 per annum



COMMUNAL LAUNDRY



RESIDENTS LOUNGE



COMMUNAL GARDENS

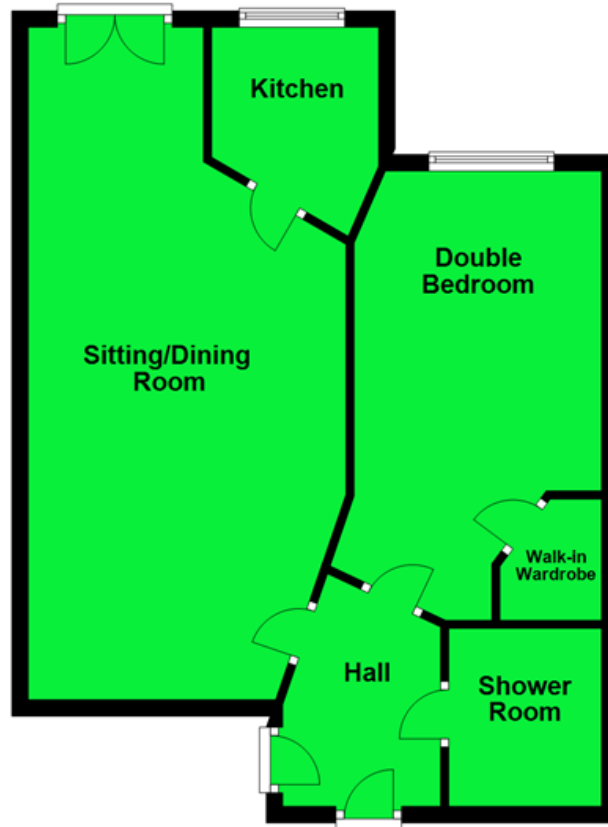
Age: 125 years (unverified)	Postcode: TQ12 1GH
Current Council Tax Band: C EPC Rating: C	Stamp Duty:* £0 at asking price
Electric meter position: Storage room	Gas meter position: N/A
Boiler positioned:	Water:
Total Floor Area: approx. 60sqm, 645sqft	Rear Garden Facing:

This information is given to assist and applicants are requested to verify as fact.

*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.

Floor Plan



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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