



Stover Court, East Street, Newton Abbot

Leasehold £165,000



WILLIAMS HEDGE
ESTATE AGENTS



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First floor apartment | Quality retirement development | Convenient for local amenities and Newton Abbott town centre | Communal entrance with stairs or lift | Reception hall | Sitting/dining room with double doors to Juliet balcony | Fitted kitchen | Double bedroom | Shower room/WC
Triple glazing | Underfloor heating | Excellent 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 residents 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 comprises a reception hall with large storage cupboard, spacious sitting/dining room with Juliet balcony, fitted kitchen, double bedroom with walk-in wardrobe and a 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 the first floor. Door to

RECEPTION HALL - 2.79m x 1.85m (9'2" max x 6'1" max) Light point, smoke detector, secure door entry intercom system and emergency pull cord, large storage cupboard with hot water heater, slatted shelving, electric meter and consumer unit. Doors to

SITTING/DINING ROOM - 6.98m x 3.2m (22'11" max x 10'6" max) Light points, TV connection point, telephone point, fireplace with inset electric fire, double doors opening onto a Juliet balcony with far-reaching views across Newton Abbot, surrounding fields and countryside. Door to



KITCHEN - 2.57m x 2.11m (8'5" max x 6'11" max) Directional spotlights, triple glazed window with open outlook across Newton Abbot, surrounding fields and countryside. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset sink and drainer with mixer tap over, inset electric hob with extractor over, tiled surrounds, matching eye-level cabinets, integral fridge and freezer, built in electric oven.



TENURE - LEASEHOLD

Length of Lease - 125 years from 1st June 2013

Maintenance Charge - £238.54 per month to include buildings insurance

Ground Rent - £212.50 half yearly

Must be over 55 years old

Pets are allowed with permission of the landlord



DOUBLE BEDROOM - 5.05m x 2.84m (16'7" max x 9'4" max) Light point, triple glazed window to front aspect with open outlook, TV connection point, Walk-in wardrobe with shelving and hanging rail.



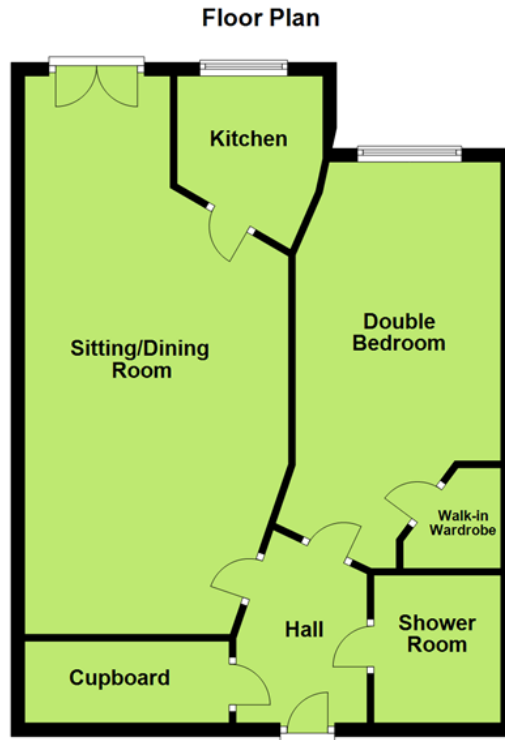
SHOWER ROOM/WC - 2.08m x 1.98m (6'10" x 6'6") Directional spotlights, extractor fan. Comprising walk-in shower area with glazed screen, vanity unit with inset wash hand basin, close coupled WC, tiled walls and floor, heated towel rail, strip light and shaver socket.



Age: (unverified)	Stamp Duty:* £0 at asking price
Council Tax Band: C EPC Rating: B	Tenure: Leasehold
Services - TBC	
Electric Meter Position: Storage cupboard in hall	Gas Meter Position: N/A
Boiler Position: Storage cupboard in hall	Water:
Loft: N/A	Rear Garden Facing:
Total Floor Area: approx. 51 sqm	Square foot: approx. 548 sqft

DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge. *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.



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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