



Stover Court, Newton Abbot

- Virtual Tour/Online Viewings Available
- Fully Tiled Wet Room & Fitted Kitchen
- Stunning Retirement Apartment
- Under Floor Heating
- 1 Double Bedroom
- Balcony/Terrace
- Excellent Room Sizes
- Fabulous Communal Facilities

Asking Price:

£209,950

Leasehold

EPC RATING: B83

4 Stover Court, East Street, Newton Abbot, TQ12 1GH

A first class purpose built retirement apartment located on the ground floor of prestigious Stover Court. Widely considered to be Newton Abbot's premier retirement development, Stover Court is situated just a stone's throw from a Sainsbury's Local and Doctor's Surgery. Within 500m is the heart of Newton Abbot's vibrant and well-served town centre, with the mainline railway station a little further.

The development is for the retired and, although all apartments are completely self-contained, peace of mind is provided by an emergency intercom system and a resident development manager. In addition, residents have use of an excellent range of communal facilities including a delightful garden, stunning lounge with adjoining kitchen where meetings and activities are held, and a well-equipped laundry room.

Accommodation:

Apartment 4 has completely level access from the main communal reception entrance with security provided by an intercom system controlling the front door. The self-contained accommodation of the apartment is particularly roomy, well-planned and finished to a high standard with underfloor heating throughout. A spacious entrance hallway has a large walk-in airing/broom cupboard providing excellent storage. A lounge/diner has plenty of space for a dining table and furniture, with a glazed door to the kitchen, from which an open aspect towards Knowles Hill can be enjoyed. There is a selection of modern units, integrated eye-level oven, inset hob and fridge with matching door. The bedroom again is of an excellent size with its own walk-in wardrobe. Off the hallway is large, fully-tiled wet room with excellent sized shower area, WC, basin and plenty of integrated storage. Both the lounge/diner and the bedroom have doors which provide access to a lovely balcony-style terrace; ideal for pot plants or simply relaxing outdoors, which is a real feature of the property.

Gardens:

Private balcony/terrace and delightful communal garden.

Parking:

The current owner of the property has use of a car parking space in the development's secure communal car park at a cost of £250 per annum. Spaces are arranged by the house manager.

Floor Plans - For Illustrative Purposes Only

Agents Notes

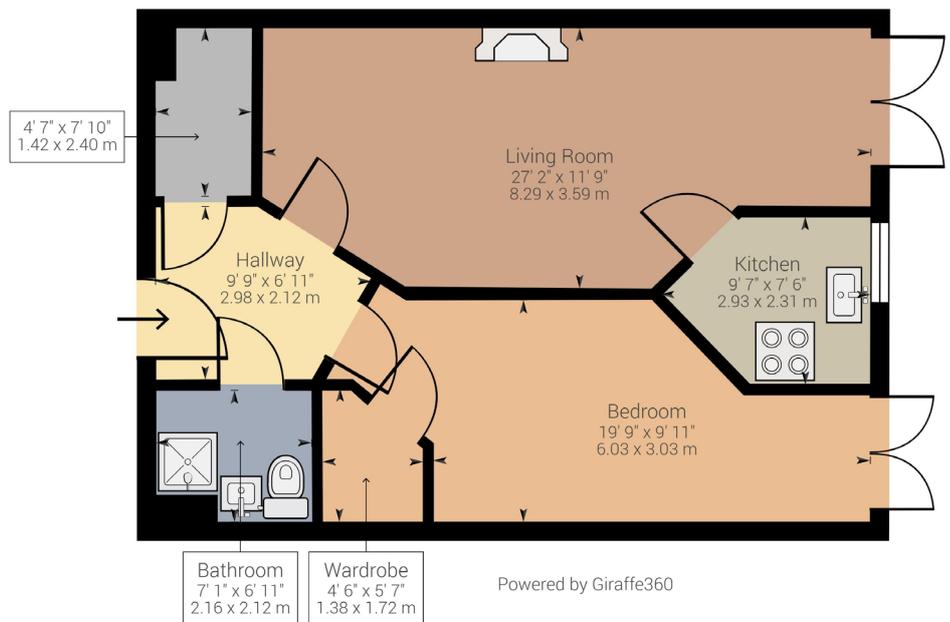
Council Tax: Currently Band C

Ground Rent: £212.50 twice annually

Service Charge: £172.60 per month

Age Restriction: 55 and over

Lease: 125 years from 2013



Approximate net internal area: 691.23 ft² / 64.22 m²
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Directions

From the Penn Inn roundabout at Newton Abbot take the A381 Torquay Road into Newton Abbot. Continue along A381 as it becomes East Street. Turn left by the Sainsbury's local supermarket and Stover Court can be found on the left hand side.

Energy Performance Certificate

Full report available on request

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 ± 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.