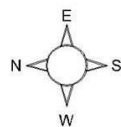
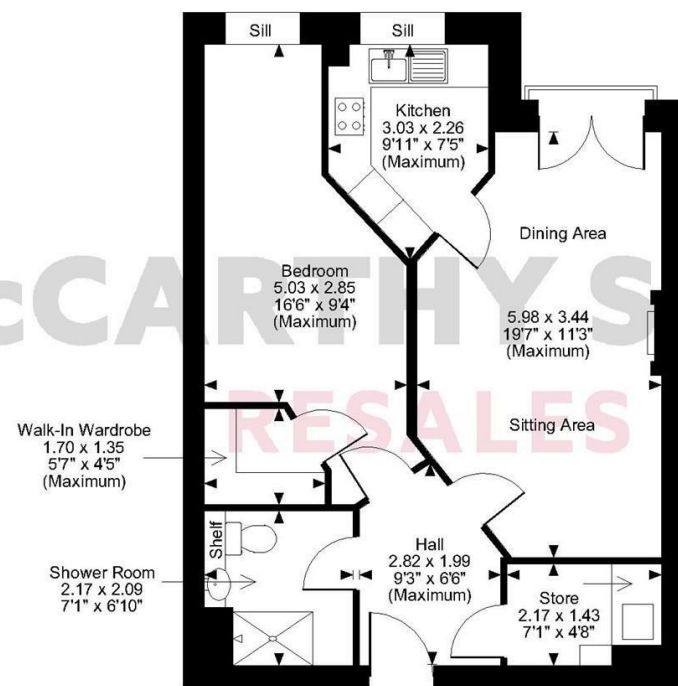


Stover Court, EastStreet, Newton Abbot, Devon  
Approximate Gross Internal Area  
572 Sq Ft/53 Sq M



Upper Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

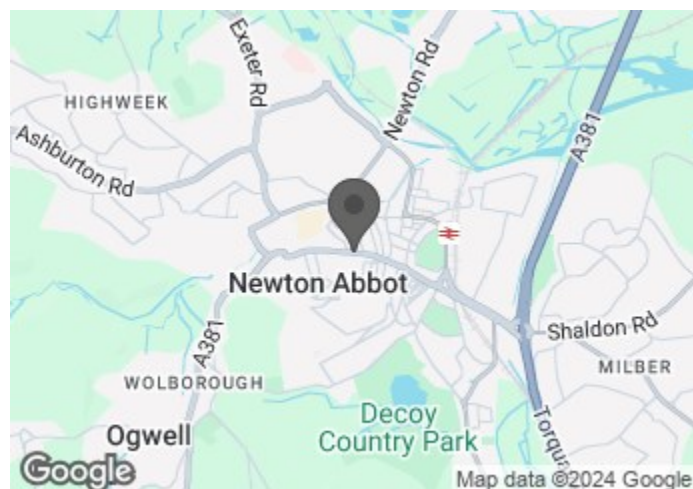
The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8617939/PPM

# McCARTHY STONE RESALES

## 22 STOVER COURT EAST STREET, NEWTON ABBOT, TQ12 1GH



### COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>86</b>	<b>87</b>

# McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Very well presented upper ground floor retirement apartment with Juliet balcony and located within close proximity to the lift that serves all floors.

\*Energy Efficient\* \*Pet Friendly\*

**ASKING PRICE £160,000 LEASEHOLD**

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# STOVER COURT, EAST STREET, NEWTON ABBOT

1 BED | £160,000

## STOVER COURT

Constructed in 2013 by award-winning retirement home specialists McCarthy Stone, Stover Court is a 'Retirement Living' development providing a lifestyle living opportunity for the over 55's and designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent House Manager.

The property partly converted from the old Hospital is ideally located within a very short walk of a Sainsbury's store, excellent Doctors Surgery, Pharmacy and the amenities of the Town Centre. The development enjoys excellent communal facilities including a homeowner's lounge, laundry, mobility scooter store and landscaped gardens with an attractive courtyard.

All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per night applies.

It's so easy to make new friends and to lead a busy and fulfilled life at Stover Court; there are always plenty of activities to choose from bringing neighbours and friends together on a regular basis. Whilst there is something for everyone there is certainly no obligation to participate and home owners can throw themselves in to every activity or social gathering, or equally remain at private as they wish.

## THE LOCAL AREA

Newton Abbot is a historic market town surrounded by beautiful South Devon countryside. The town is home to a large range of shops, restaurants and open spaces and is perfectly located close to both Dartmoor National Park and a number of lively seaside towns. If you like shopping, there are a number of markets held throughout the week including an Outdoor Market held on a Wednesday and Saturday, a popular Indoor Pannier Market open Monday to Saturday and a weekly Produce Market held every Friday in Courtenay Street.

Newton Abbot provides access to some great parks and outdoor spaces. Decoy Country Park, Courtenay Park and Bakers Park can all be found within walking distance of the centre, as can the Town Quay and new bridge, which forms part of an extended cycle route. Within a short drive you'll find Stover Country Park and the Ted Hughes Poetry Trail. If you are looking to explore on foot, Newton Abbot sits part way along the Templer Way, a walking route tracing the 18 mile historic route granite took from the quarries at Haytor, Dartmoor, to the docks at Teignmouth.

Newton Abbot Train Station is on the main London line from Penzance to Paddington, and has connections to Torquay and Paignton.

Local buses run between Exeter and Newton Abbot, and Torquay.

## ENTRANCE HALLWAY

Solid Oak-veneered entrance door with spy-hole. Security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door and emergency pull cord. Walk-in store/airing cupboard with light and ample shelving and housing both the Gledhill boiler supplying domestic hot water and concealed 'Vent Axia' heat exchange unit.

## LIVING ROOM

A bright and welcoming room with attractive triple-glazed French double doors opening to a Juliet balcony. Focal point fireplace with an inset electric fire. A feature glazed panelled door leads to the kitchen.

## KITCHEN

With a triple-glazed window. Excellent range of 'Maple effect' fitted units with having contrasting laminate worktops incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed ceramic hob with a stainless-steel chimney extractor hood over, built-in single oven and concealed fridge and freezer. Ceiling spot light, extensively tiled splash-backs and fully tiled floor.

## DOUBLE BEDROOM

A excellent double bedroom with triple-glazed window. Walk-in wardrobe with light, ample hanging space and shelving.

## SHOWER ROOM

Modern white suite comprising; walk-in level access shower with a glazed screen, close-coupled WC, vanity unit with inset wash basin with cupboard below and mirror, strip light and shaver point over. Fully tiled walls and floor, electric heated towel rail and emergency pull cord.

## PARKING

Private car parking is available with a yearly permit at an annual charge of around £250 per annum (subject to availability)

## SERVICE CHARGE

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system

- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £4,293.67 per annum (up to financial year end 31/03/2025).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.

(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

## LEASE

Lease length: 125 Years from 2013

Ground Rent: £425 per annum

Ground Rent review: Jun-28

Managed by: McCarthy and Stone Management Services

## ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

