

SIMPLY GREEN

Stover Court

Newton Abbot



ONE BEDROOM RETIREMENT APARTMENT

- ◆NO ONWARD CHAIN
- ◆GUEST SUITE AVAILABLE
- ◆GROUND FLOOR APARTMENT
- ◆HOMEOWNERS LOUNGE
- ◆MODERN WET ROOM SUITE
- ◆BEDROOM WITH FITTED STORAGE
- ◆OVER 55'S
- ◆WELL MAINTAINED GARDENS
- ◆HOUSE MANAGER ONSITE
- ◆24/7 SECURE ENTRY SYSTEM

One-Bedroom Ground Floor Retirement Apartment – Stover Court, East Street
Situating in the heart of town, this well-presented ground-floor retirement apartment in Stover Court offers a convenient and comfortable lifestyle with no onward chain. The property benefits from secure entry, a communal hallway, and access to shared facilities. Shared facilities include a residents lounge, guest suite, communal gardens and parking, as well as a laundry room and on site manager.



Accommodation

One-Bedroom Ground Floor Retirement Apartment –
Stover Court, East Street

Situated in the heart of town, this well-presented ground-floor retirement apartment in Stover Court offers a convenient and comfortable lifestyle with no onward chain. The property benefits from secure entry, a communal hallway, and access to shared facilities. Shared facilities include a residents lounge, guest suite, communal gardens and parking, as well as a laundry room and on site manager.

Upon entering, the door leads into a welcoming entrance hallway, complete with an emergency pull cord system and a useful storage cupboard housing the electric meters, consumer unit, and heating system, along with shelving for additional storage.

The spacious lounge/dining room is bright and inviting, featuring French doors that open onto a private patio area—perfect for enjoying some fresh air. The room is fitted with an electric fireplace, media and power points, creating a cosy living space.

The kitchen is accessed via the lounge and is well-equipped with a range of wall and base units, an eye-level oven, an induction hob with an extractor fan, and an integrated freezer. There is also an inset sink with a mixer tap, tiled splashbacks, and a timber-framed double-glazed window overlooking the front.

The bedroom is a comfortable double, offering a built-in wardrobe with hanging space and shelving, a timber-framed double-glazed window to the rear, power points, TV and media connections, and an emergency pull cord. The bathroom is designed as a practical wet room, featuring a walk-in shower with a tiled surround, a low-level WC, a vanity wash basin with storage below and a mirror with a light above. An electric towel rail, extractor fan, and emergency pull cord complete the space.

Externally, the apartment benefits from its own private patio area with artificial lawn, a courtyard seating space, and raised beds with mature shrubs and bushes. There is also communal allocated off-road parking to the rear of the property.

This well-maintained retirement apartment offers the perfect opportunity for those seeking independent living in a secure and central location.



Viewings

To view this property, please call us on 01626 798440 or email sales@simply-green.co.uk and we will arrange a time that suits you.

Services

Mains Electricity. Mains Water. Mains Drainage.

Local Authority

Teignbridge District Council

Agents Notes

Service Charge: £2,862.45 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

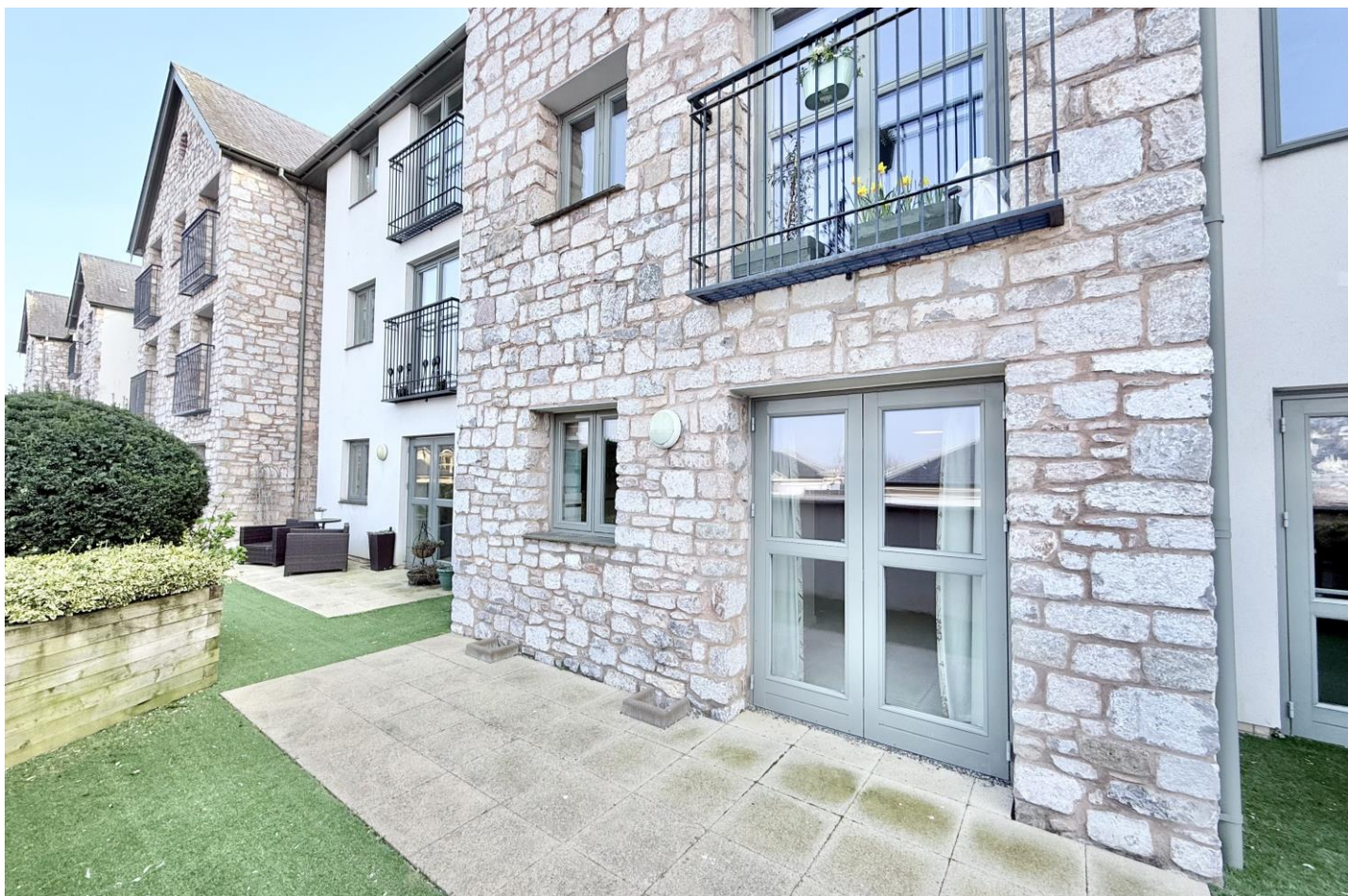
Ground Rent review: Jun-28

Managed by: McCarthy and Stone Management Services

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.



AT SIMPLY **GREEN**
WE WILL GIVE YOU TWO FREE
QUOTES FOR CONVEYANCING

**1 FOR AN ONLINE SOLICITOR,
PERFECT IF YOU ARE WORKING
THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR
IF YOU'D PREFER TO MEET
FACE TO FACE**



**WE WILL ALSO ARRANGE A
QUOTE FOR A SURVEY ON
YOUR ONWARD PURCHASE.
GIVING YOU PEACE OF MIND TO
MOVE FORWARD WITH NO
UNEXPECTED SURPRISES!**

CHALLENGE ANDREW!

A FREE MORTGAGE/FINANCIAL
REVIEW IS AVAILABLE TO YOU.

**IS YOUR CURRENT DEAL
REALLY THE BEST ONE
AVAILABLE?**

THIS FREE SERVICE COULD
SAVE YOU MONEY,
ON WHAT IS MOST LIKELY
YOUR BIGGEST
SPEND!



**AND AS FOR THE FINAL STEP,
WE CAN HELP THERE TOO.**

LET US ARRANGE
A QUOTE FOR
REMOVALS FROM A
LOCAL COMPANY

EPC: C

COUNCIL TAX BAND: C

TENURE: LEASEHOLD

For more information on this
house or to arrange a viewing
please call the office on:

01626 798440

Alternatively, you can scan
below to view all of the details
of this property online.



88 Queen Street
Newton Abbot
Devon
TQ12 2ET