



Luscombe Maye

Since 1873

15 Bishops Court

Newton Hill

Newton Ferrers

PL8 1DT

Guide Price £175,000



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Retirement Living Apartment

Central Village Setting

One Bedroom

No chain

EPC Band C



Full Description

DESCRIPTION

Luscombe Maye are proud to present 15 Bishops Court. The Bishops Court scheme is designed to suit people over 55 years of age, with additional 'care facilities' on site for those needing support and assistance if times become more challenging. There are 24 apartments in total. Anyone buying in Bishops Court is assessed so their individual requirements can be catered, with a breakdown of individual costs provided. Number 15 is quietly located on the southern side of the complex, enjoying estuary views. Bishops Court has been carefully designed so that every apartment is very easy to live in and access. There are non-slip walkways throughout the complex and lifts serving all floors. A modern laundrette avoids the need for washing machines and tumble dryers within each apartment. A community lounge caters for social gatherings by both Bishops Court residents and local community events, with a regular doctors surgery held within the building. A guest suite is provided for anyone expecting visitors, but who may have limited space within their own apartment. A Care Assistant is resident on site for the comfort of anyone who may need extra help. There is some parking available for those still wishing to drive. The gardens are landscaped to provide sitting areas for those wanting to enjoy the wonderful water views on finer days. The village shops and facilities are just outside the entrance to Bishops Court. Community bus services and drivers regularly visit for anyone wanting to venture further afield.

SITUATION

The twin villages of Newton Ferrers and Noss Mayo enjoy a delightful riverside setting on the wooded slopes of the estuary of the River Yealm. This sheltered, deep water mooring is much favoured by yachtsmen and a truly beautiful valley within the unspoilt South Hams countryside, an Area of Outstanding Natural Beauty. The villages share a number of facilities including a post office, pharmacy, Co-operative stores, three good public houses, two churches, yacht club with bistro and good Primary School. Bus services run to Plymouth city centre which is within easy commuting distance. The main route from Plymouth to Exeter (A38/M5 Devon Expressway) is only a few

miles away. Intercity trains run daily from Plymouth to Paddington. The Continental Ferryport is also easily accessible. All combine to give superb access to the rest of the country, combined with living in one of the most beautiful riverside locations on the south coast. Plymouth itself is an historic and vibrant waterside City, well provided with colleges, grammar and public schools, modern university, the Peninsula Medical School, Theatre Royal and cinemas, large department stores, cafes, bistros and restaurants. The leisure facilities are outstanding with superb watersports in and around Plymouth Sound.

ACCOMMODATION

The accommodation is as follows:- Staircase or lift access up to first floor level. Covered entranceway with safety lighting to front door to number fifteen.

ENTRANCE HALLWAY

Intercom system. Radiator. Electricity consumer panel. Front door with obscured glass window and security spy holes. Ceiling light fitting. Thermostatic control for central heating. Storage cupboard.

BEDROOM

Electric open/close Velux window. TV point. Phone point. Vaulted ceiling with exposed roof trusses. Emergency pull cord. Ceiling light fitting.

SHOWER ROOM

Fitted with a white suite comprising large shower cubicle, wash hand basin with vanity unit and mixer tap and low level WC with limed oak seat. Velux window. Cupboard housing gas fired boiler for hot water and central heating.

KITCHEN AND DINING AREA

Kitchen Area: Fitted with a ranged of base cupboards with new roll edge work surface over. Insert double ceramic sink with mixer tap. Integral electric oven and grill. Inset John Lewis 4-ring electric hob. Velux window. Space for fridge/freezer. Laminate floor covering. Small Dining Area with Velux window. Ceiling light fitting.

LIVING ROOM

Full height dual aspect windows with blinds and enjoying countryside and estuary views. TV point. Phone point. Ceiling light fitting.

TENURE

Leasehold. The leases run for a term of 99 years, commencing 25th of March 2005. The ground rent is a peppercorn but there is a service charge of £2,196.00 per annum, covering maintenance of building exterior and all communal areas and buildings insurance. Please note: all new owners at Bishops Court are assessed to see what their Care requirements (if any) will be.

OUTSIDE

Communal gardens overlooking the River Yealm. Please note one of the photos used is views from the grounds, not the apartment.

SERVICES

Mains water, electricity and gas are connected. Broadband available in village, subject to any connection charge.

COUNCIL TAX

Band B.

LOCAL AUTHORITY

South Hams District Council. Follaton House, Plymouth Road, Totnes, Devon. TQ9 5NE. Tel. 01803 861234.

VIEWINGS

Strictly by appointment with Luscombe Maye, Newton Ferrers Office. Bespoke appointments outside usual office hours can be arranged with adequate notice.

DIRECTIONS

From the A379, Plymouth to Kingsbridge Road, take the B3186 signposted Newton Ferrers. Enter the village of Newton Ferrers and at The Green follow the lane down in to the centre of the village. At the Co-Op stores, turn left and Bishops Court is on the left hand side, a short distance down the hill. No.15 is located at the first floor on the left hand side of the complex.

15 Bishops Court, Newton Hill, PL8 1DT

Approximate Gross Internal Floor Area = 43.1 sq m / 464 sq ft

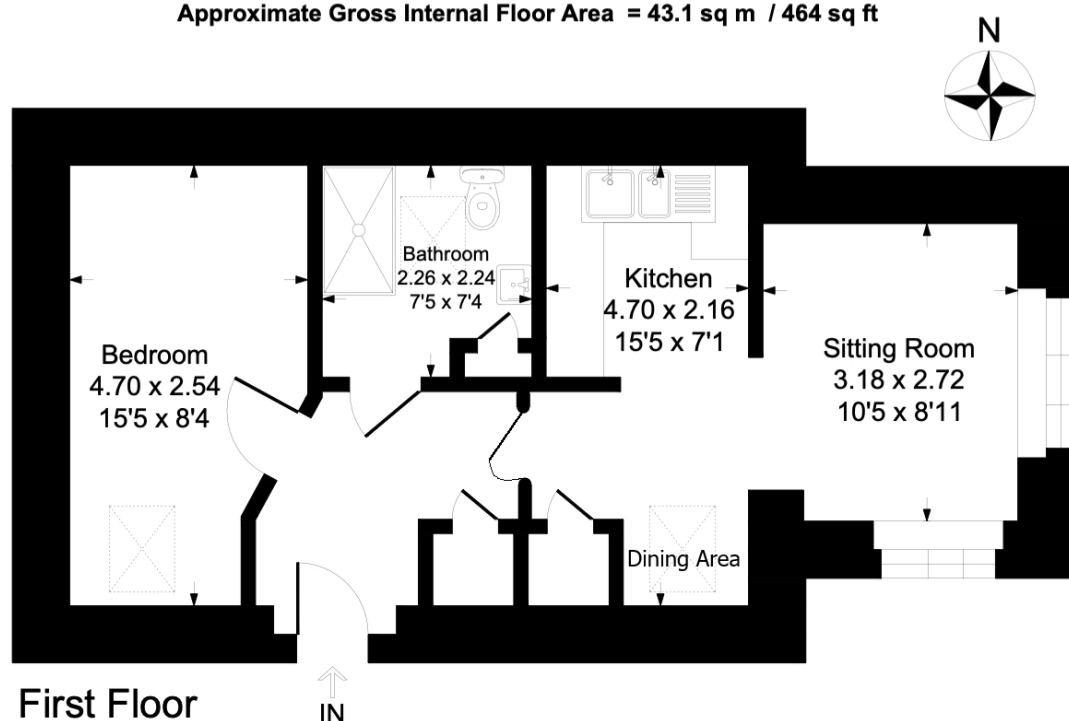
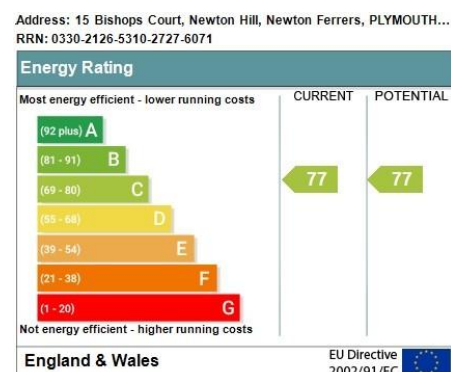


Illustration for identification purposes only, measurements are approximate, not to scale.



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