



Luscombe Maye

Since 1873

Bishops Court, NEWTON FERRERS, South Devon

Guide Price £159,950

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Luscombe Maye are proud to present 15 Bishops Court, a charming one bedroom, first floor apartment, with open plan reception and spacious wet room.

The Bishops Court scheme is designed to suit people over 55 years of age. There are 24 apartments in total. 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 guest suite is provided for anyone expecting visitors, but who may have limited space within their own apartment. 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.

FURTHER INFORMATION As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you; however, we recommend that you verify any information given during the conveyancing process.

Council Tax: Band B

Tenure: leasehold. the lease runs for a term of 99 years, commencing 25th of March 2005. The ground rent is a peppercorn but there is a service charge of £2,616.00 per annum, covering maintenance of building exterior and all communal areas and buildings insurance.

Standard Construction.

Electric: mains; Water: mains; Heating: gas; Sewerage: mains; Broadband available in village, subject to any connection charge.

Parking: Communal

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

Viewing: Strictly by appointment with Luscombe Maye 01752 872417.



15 Bishops Court, Newton Hill, PL8 1DT

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

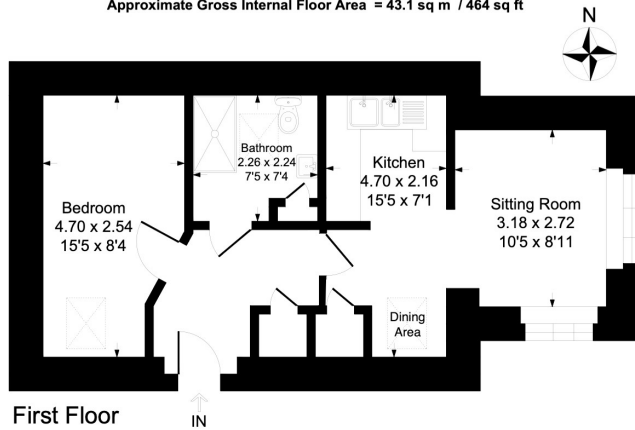


Illustration for identification purposes only, measurements are approximate, not to scale.



- Over 55s Apartment
- One Bedroom
- Communal gardens
- Council Tax Band B
- Central Village Setting
- Open Plan Reception Room
- Off road parking
- No chain

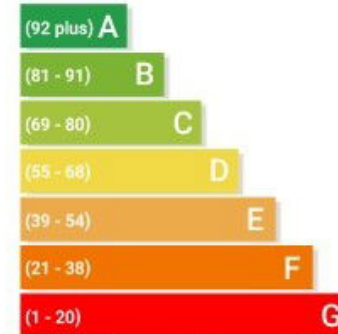
Address: 15 Bishops Court, Newton Hill, Newton Ferrers, PLYMOUTH...
RRN: 0330-2126-5310-2727-6071

Energy Rating

Most energy efficient - lower running costs

CURRENT

POTENTIAL



77

77

Not energy efficient - higher running costs

England & Wales

EU Directive
2002/91/EC

