



Luscombe Maye

Since 1873

Court Road, NEWTON FERRERS, South Devon
Offers Over £495,000

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SITUATION The Tarn enjoys a quiet, elevated position in this sought after valley in the unspoilt South Hams Countryside, an Area of Outstanding Natural Beauty. Newton Ferrers and Noss Mayo face one another across the River Yealm Estuary, a deep water harbour much favoured by yachtsmen. The villages share a number of facilities, including shops, public houses, churches, thriving yacht club with bistro and a good Primary School. Plymouth is within easy commuting distance, with its vibrant waterfront, excellent shopping, Theatre Royal, University, Peninsula Medical School and superb water-sport facilities.

DESCRIPTION The Tarn occupies arguably the best position within this tucked away, purpose built development of 6 apartments, with glorious views across the estuary to the countryside beyond. The apartment is situated on the first floor and provides generously proportioned accommodation to include Entrance Hallway, two large Double Bedrooms with built in wardrobes (one bedroom benefits from an en-suite shower room), Family Bathroom, Kitchen with breakfast bar, and finally a bright and spacious Lounge/Dining Room with sliding doors onto the large, south-facing balcony overlooking the delightful manicured grounds.

The property sits in beautifully landscaped gardens where paths meander, through established borders, passing a gentle stream, to a pedestrian gate that opens onto Court Road, opposite the Co-operative store. The Tarn has it's own private entrance with storeroom and access to the secure garage area where there is an allocated parking space and additional lockable storage.

TENURE Leasehold - 125 years from 1996. The Freehold is owned by the 6 apartments, Each leaseholder is a director of the Management Company. Maintenance charges to cover covering buildings insurance, communal maintenance of the gardens, exterior and fabric of the building, communal expenditure on water and electricity - £1,500 per annum. Please note that the lease states the property cannot be holiday let and no pets allowed.

SERVICES Mains water, drainage and electricity. Gas available subject to connection.



The Tarn, 2 Newton Court, 23 Court Road, Newton Ferrers, PL8 1DR
 Approximate Gross Internal Floor Area = 119.2 sq m / 1187 sq ft

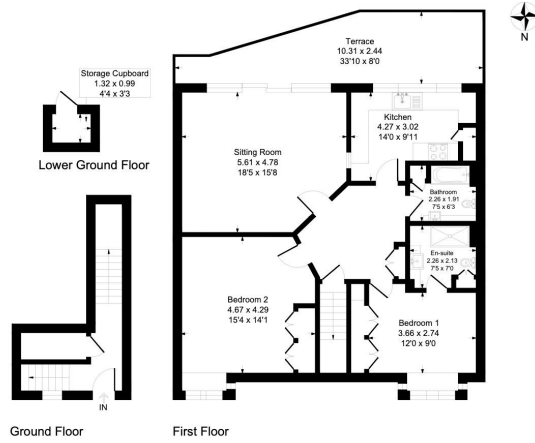
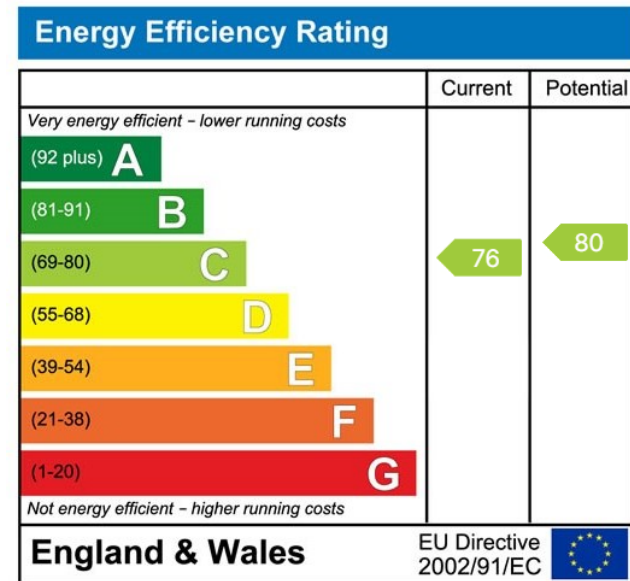


Illustration for identification purposes only, measurements are approximate, not to scale.

- Stunning Estuary and Countryside Views
- Secure, Undercover Allocated Parking and Lockable Storage
- Attractive, Landscaped Gardens
- High Degree of Privacy
- No Chain
- Extensive South Facing Balcony
- 1st Floor Apartment
- Short Walk to Village Centre
- What3Words /// translated.removed.regaining
- South Hams District Council. Currently Tax Band D.



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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