



Luscombe Maye

Since 1873

6 Bishops Court, Newton Hill

£260,000

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DESCRIPTION Apartment 6 Bishops Court has been carefully designed so that the apartment is easy to access and live in. Located in the first section of this purpose built block, the apartment can be accessed via lift or staircase to a non-slip balcony/walkway area enjoying the best of the morning sun. The front door leads from the glazed veranda into a spacious hallway with airing cupboard. The open plan living room has a wrap around kitchen area with matching base and wall units, electric oven and grill, 4 ring induction hob, integral fridge and freezer. Additionally, there is a large built in cupboard housing Vaillant Gas fired boiler and plumbing for dishwasher. The sitting area overlooks the front of the property and the heart of the village. The primary bedroom has ample fitted wardrobes and both bedrooms enjoy view to the front of the property with glimpses of the estuary. The Shower Room has been elegantly fitted with corner shower unit, wall mounted basin and low level wc.

OUTSIDE Communal gardens overlook the River Yealm, with seating provided to enjoy the views. Parking is available on site on a first come first served basis. Facilities at Bishops Court also include a modern laundrette providing washing machines and tumble dryers, a guest suite for additional visitors and a community lounge.

SITUATION The twin villages of Newton Ferrers & Noss Mayo provide excellent local amenities and enjoy a delightful riverside setting on the wooded slopes of the estuary of the River Yealm. Plymouth City Centre is within easy commuting distance.

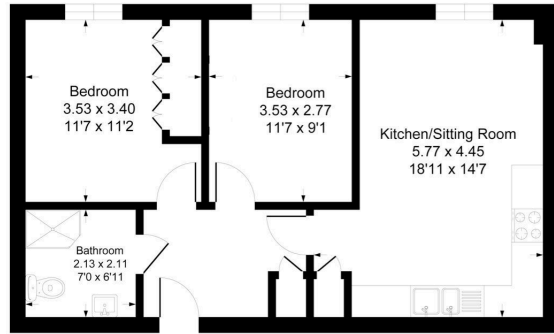
FURTHER INFORMATION As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you. However, we recommend that you verify any information given during the conveyance process. Council Tax: Band C South Hams District Council. Tenure: Leasehold. The Lease runs for a term of 99 years commencing 25 March 2005. The ground rent is peppercorn, Freehold is held by Sovereign. The service charge is £2080 per annum and covers building insurance and the maintenance of the building, exterior, and communal areas. Bishops Court is restricted to owners over age of 55.

Standard Construction; Electric - mains; Water - mains; Sewerage - mains; Heating - mains gas for combination boiler for heating and hot water on demand; Broadband - ADSL; Mobile signal: <https://checker.ofcom.org.uk/>; Parking - on a first come first served basis.



6 Bishops Court, Newton Hill, PL8 1DT

Approximate Gross Internal Floor Area = 57.8 sq m / 623 sq ft



First Floor IN

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

- Open Plan Living Room with Fitted Kitchen
- Shower Room
- Communal Gardens and Facilities
- Over 55s Only
- Council Tax Band C
- Two Double Bedrooms
- Off Road Parking
- First Floor Lift Access
- Close to Village Amenities
- View Photo taken from Communal Grounds



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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.



Newton Ferrers:
 Newton Hill, Newton Ferrers PL8 1AA
 01752 872417
 newtonferrers@luscombemaye.com
www.luscombemaye.com