



Luscombe Maye
Since 1873

Rowden Court, NOSS MAYO, South Devon

Guide Price £369,000

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ACCOMMODATION

Delightful Grade 2 listed, cottage style barn conversion, enjoying a very private and quiet corner setting with an outlook over the gardens and adjacent farmland. Two double bedrooms with family bathroom and fitted kitchen/dining room.

OUTSIDE

The whole complex lies within large, landscaped gardens including a tennis court, barbecue area and ample car parking. Owners also have a lock-up storage facility and residents can use the discreet, fenced area for clothes drying and bin storage. A communal games room and laundry is also part of the freehold.

ADDITIONAL 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.

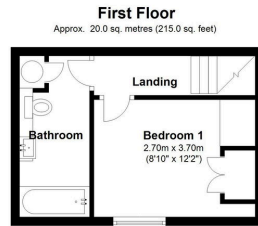
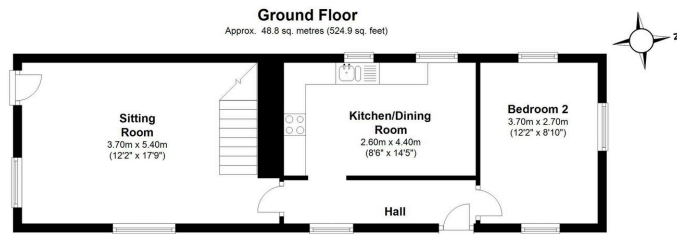
Council Tax: Business Rated. Local Authority: South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234

Tenure: Leasehold with Share of Freehold. Leasehold 999 years from 1986. The whole complex at Rowden Court is run on a Limited Company Basis of which any buyer would become a Freehold shareholder. The board is very well run by owner/shareholders who have a vested interest in ensuring delivery of a quality environment at an economic cost. The annual management fee is currently £2099.14 payable in two instalments which includes Grounds Maintenance, Roof Maintenance, Sewage Plant Maintenance, External Painting, Pointing and Buildings Insurance.

Standard Construction. The property benefits from recent new double glazed bespoke windows throughout.

Electric: mains. Water: mains. Sewerage: private. Heating: electric. Broadband: ADSL. Mobile signal: <https://checker.ofcom.org.uk/>





Total area: approx. 68.7 sq. metres (740.0 sq. feet)
Dormouse, 1 Rowden Court, Noss Mayo

- Ample Parking
- Picnic and Barbecue Areas
- South West Facing Views
- Fitted Kitchen/Dining Room
- Cottage Style
- Tennis Court & Communal Games Room
- Beautiful Shared Gardens
- Family Bathroom
- 2 Double Bedrooms
- Delightful Grade 11 Listed Barn Conversion

