

SAMPLE MILLS



Stover Court
East Street
Newton Abbot
Devon

£170,000
LEASEHOLD





Stover Court, East Street, Newton Abbot, Devon

£170,000 Leasehold

A first floor purpose built Warden assisted 1 bedroom flat situated in the popular McCarthy Stone development just off East Street, Newton Abbot. The property is within easy walking distance to Sainsburys Mini Market, local GP Surgery and to the town centre.

The accommodation internally comprises entrance hallway with a large walk-in airing cupboard, lounge/dining room with feature fireplace and a Juliet balcony, fitted kitchen with built-in 4 ring electric hob, extractor hood above, built-in electric oven, integrated fridge/freezer plus window overlooking the gardens, a double bedroom with walk-in wardrobe and a shower room and WC.

Further benefits include emergency pull cord system, underfloor heating and a secure gated permit car park plus a mobility scooter garage with free charging points.

The property has its own community with various social clubs and activities that take place within the development. There is a guest room, laundry room and communal room plus communal landscaped gardens for all residents to enjoy.

Viewing of the property is highly recommended for those seeking a warden control flat just off the town centre.



Communal Entrance

Hardwood door with peep hole opening through to:

Entrance Hall

Emergency pull cord system. Thermostat for the underfloor heating. Door opening through to:

Walk-in airing cupboard

Tank, electric immersion, electric meter and fuse board. Light.

Lounge/Dining Room – 5.99m x 3.44m (19'8" x 11'3")

Electric fire set within feature fireplace on hearth. TV point. Telephone point. Inset spotlights. Double glazed double doors onto a Juliet balcony. Underfloor heating. Control system for the underfloor heating. Part glazed door opening through to:

Kitchen – 2.26m x 1.80m (7'5" x 5'11")

Inset stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas with splashbacks. Built-in 4 ring electric hob with extractor hood above. Built-in electric oven. Integrated fridge/freezer. Partly tiled walls. Tiled floor. Double glazed window overlooking the gardens. Spotlight points. Control system for the underfloor heating.

Double Bedroom – 5.64m x 2.85m (18'6" x 9'4")

TV point. Double glazed window. Underfloor heating. Control system for the underfloor heating. Telephone point. Walk-in shelved wardrobe.

Shower Room and WC – 2.18m x 1.69m (7'2" x 5'7")

Walk-in tiled shower cubicle with fitted shower. Inset wash-hand basin with cupboard space below. Low level WC. Heated towel rail. Fully tiled walls. Emergency pull cord. Strip light/shaver point. Spot light points. Tiled floor.

OUTSIDE

There are communal gardens.

AGENTS NOTE

Council Tax Band: 'C' £2074.18 for 2023/24

EPC rating: 'B'

Tenure: Leasehold – 125 years from 1 June 2023

Ground Rent: £425 per annum

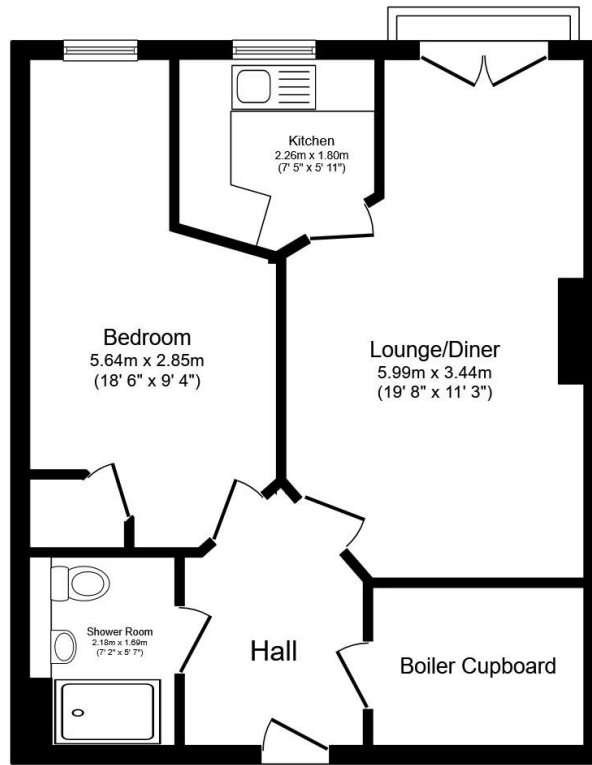
Service Charge: £2604.48 per annum for 2023/24

A parking space can be rented for £250 per annum

A storage unit in the loft of the building can be rented for £40 per annum

Age Restriction: Over 55's





Floor Plan

Total floor area 50.6 sq.m. (545 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.