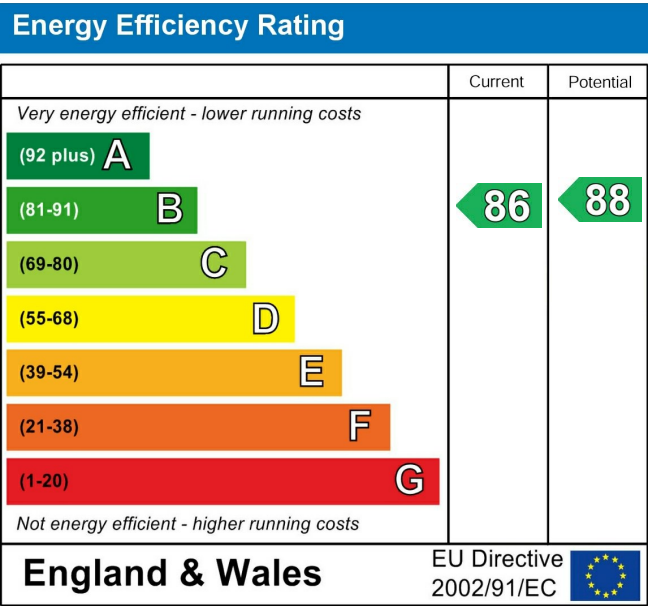
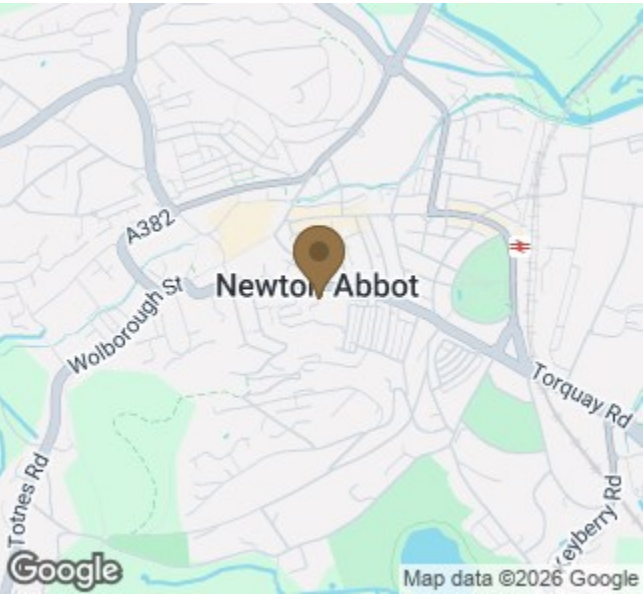
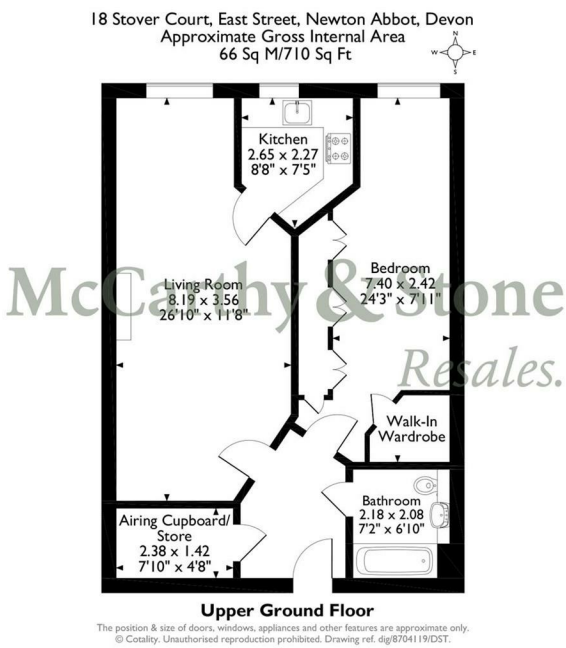




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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



18 Stover Court

East Street, Newton Abbot, TQ12 1GH

1 Council Tax Band: C

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 18 Stover Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £150,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Upper Ground Floor Apartment - Lift Access To All Floors
- Spacious Living Room With Juliet Balcony
- Well Equipped Kitchen With Integrated Appliances
- Double Bedroom With Walk In Wardrobe & Juliet Balcony
- Bathroom With Level Access Shower
- Stunning Homeowners Lounge Where Social Events Take Place
- Beautiful Landscaped Communal Gardens
- Guest Suite Available For Visiting Friends & Family
- 24/7 Careline & Secure Entry System
- House Manager Oversees The Smooth Running Of The Development

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

18 Stover Court, Newton Abbot

1 | 1 | Asking price £150,000

Stover Court
Constructed in 2013 by award-winning retirement home specialists McCarthy Stone, Stover Court is a 'Retirement Living' development providing a lifestyle living opportunity for the over 55's and designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent House Manager. The property partly converted from the old Hospital is ideally located within a very short walk of a Sainsbury's store, excellent Doctors Surgery, Pharmacy and the amenities of the Town Centre. The development enjoys excellent communal facilities including a homeowner's lounge, laundry, mobility scooter store and landscaped gardens with an attractive courtyard. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per night applies.

It's so easy to make new friends and to lead a busy and fulfilled life at Stover Court; there are always plenty of activities to choose from bringing neighbours and friends together on a regular basis. Whilst there is something for everyone there is certainly no obligation to participate and home owners can throw themselves in to every activity or social gathering, or equally remain at private as they wish.

The Local Area
Newton Abbot is a historic market town surrounded by beautiful South Devon countryside. The town is home to a large range of shops, restaurants and open spaces and is perfectly located close to both Dartmoor National Park and a number of lively seaside towns. If you like shopping, there are a number of markets held throughout the week including an Outdoor Market held on a Wednesday and Saturday, a popular Indoor Pannier Market open Monday to Saturday and a weekly Produce Market held every Friday in Courtenay Street.

Newton Abbot provides access to some great parks and outdoor spaces. Decoy Country Park, Courtenay Park and Bakers Park can all be found within walking distance of the centre, as can the Town Quay and new bridge, which forms part of an extended cycle route. Within a short drive you'll find Stover Country Park and the Ted Hughes Poetry Trail. If you are looking to explore on foot, Newton Abbot sits part way along the Templer Way, a walking route tracing the 18 mile historic route granite took from the quarries at Haytor, Dartmoor, to the docks at Teignmouth.

Newton Abbot Train Station is on the main London line from Penzance to Paddington, and has connections to Torquay and Paignton. Local buses run between Exeter and Newton Abbot, and Torquay.

No.18
No. 18 is a well-presented one-bedroom apartment situated on the upper ground floor, enjoying a pleasant elevated position with lovely views over the surrounding town and hills. The apartment

benefits from Juliet balconies to both the spacious living room and double bedroom, allowing plenty of natural light and making the most of the attractive outlook.

The spacious living room provides a comfortable and welcoming reception space, featuring a modern electric feature fireplace which creates an attractive focal point, together with access to the Juliet balcony. The well-equipped fitted kitchen offers a comprehensive range of integrated appliances.

The generous double bedroom benefits from a walk-in wardrobe, complemented by an array of additional fitted storage, providing excellent space for clothes and personal belongings. The bedroom also enjoys a Juliet balcony and pleasant views. The modern bathroom is fitted with a level-access walk-in shower for ease and convenience.

Ideally positioned close to the lift, No. 18 offers comfortable, low-maintenance retirement living in a convenient and attractive setting.

Parking
Private car parking is available with a yearly permit at an annual charge of around £250 per annum (subject to availability)

Social Lifestyle
The Communal Lounge is at the heart of the community at Stover Court and is where the majority of social gatherings take place. Regular activities can include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens
One of the main social hubs of Stover Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

Service Charge
What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your

Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £3,034.99 per annum (up to financial year end 31/03/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to . (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Lease
Lease length: 125 Years from 2013
Ground Rent: £425 per annum
Ground Rent review: Jun-28
Managed by: McCarthy and Stone Management Services

Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to .

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

