



Luscombe Maye

Since 1873

Court Road, NEWTON FERRERS, South Devon

Offers In Region Of £550,000

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Purpose built in 1990 Mount Howe occupies a prominent and elevated site on the popular Court Road. Apartment 5 is the largest home in the development, with a spectacular roof terrace with 360 degree views, 2 additional balconies, large kitchen/diner with full size electric AGA, spacious sitting room, primary bedroom with ensuite, 2 further double bedrooms, family bathroom, 4th bedroom/ snug/2nd sitting room, generous double garage with loft space, 150sq/m cellar and communal gardens.

VERIFIED MATERIAL INFORMATION Verified Material Information. To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information (<https://moverly.com/sale/KNk7ePutvW4fpPHRFVERmp/view>) . Alternatively, you can contact our team for this information.

Council Tax band: E

Tenure: Leasehold, Freehold owned by Management Company, consisting of the five apartment owners.

Lease length: 164 years remaining (199 years from 1990)

Service charge: £4,970. This includes a figure of £833 that represents 1/3 of the cost of the SAFED report due every 10 years. The service charge covers maintenance and repairs, communal cleaning, gardening, lift contract, communal electricity and building insurance. For more information please contact the agent.

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



5 Mount Howe, 82 Court Road, Newton Ferrers, PL8 1DA

Approximate Gross Internal Floor Area = 155.9 sq m / 1679 sq ft
 Cellar Area = 156.6 sq m / 1687 sq ft
 Garage Area = 32.6 sq m / 352 sq ft
 Roof Terrace Area = 48.3 sq m / 521 sq ft
 Total Area = 393.6 sq m / 4238 sq ft

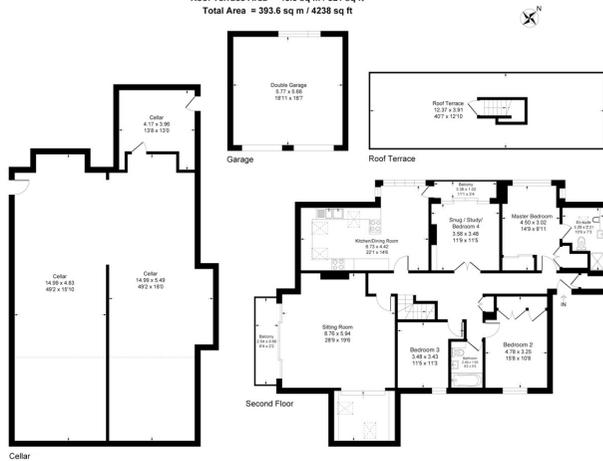
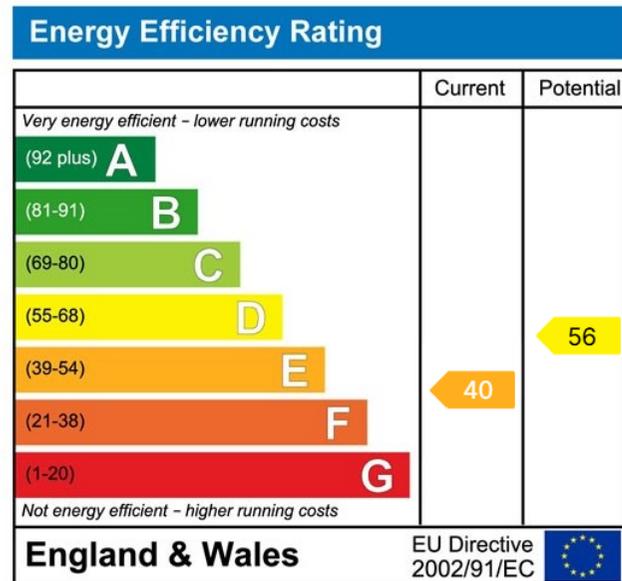


Illustration for identification purposes only, measurements are approximate, not to scale.

- Expansive penthouse apartment
- Double garage and parking
- 3 double bedrooms incl. primary with en-suite
- Spacious kitchen/dining room
- No chain
- 150sq/m Basement
- Roof terrace with 360 degree views
- 4th bedroom/snug/2nd lounge
- Sitting room with study area
- Spectacular views



Use the QR code for further "Material Information" about this home



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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