

FLAT 4, MOUNT HOWE NEWTON FERRERS



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Flat 4, Mount Howe | Newton Ferrers | Plymouth | Devon | PL8 1DA

An exceptional purpose built first floor apartment with distant sea view in a quiet, high quality residential location, within the estuary village of Newton Ferrers. Set in one of the highest points of the village, the apartment enjoys the benefits of a beautiful south to south westerly long aspect over the rooftops to the National Trust land adjoining the Yealm Estuary beyond, with a far distant view of the sea. This is a first class low density residential location with the purpose built detached building, forming five apartments, being the only one of its kind in the road.

The excellent amenities of the village centre are about half a mile away, with the waterfront slipway beyond. From the property there are many fascinating walks available around the village and waterfront.

The purpose built apartment dates from 1991. Either approached from the well presented communal hall and landing or from the passenger lift, the accommodation is generous, set off a long hall. To the far end is a double aspect sitting/dining room with two doors leading out to the balcony, taking full advantage of the excellent views. Adjacent is the fitted kitchen/breakfast room with its wood fronted cabinets. There are two double bedrooms, the master with an en suite bathroom. There is a family shower room which also serves as a guest cloakroom. Outside, just opposite the entrance door, is a well presented garage, and beyond a magnificent, secluded, private, colourful, and well maintained garden.

Key Features;

- Purpose-built first-floor apartment with distant sea views in quiet Newton Ferrers location.
- Elevated position with long south-southwest outlook over rooftops to estuary and National Trust land.
- Unique low-density building of only five apartments.
- About half a mile from village centre and close to waterfront walks.
- Built in 1991 with access via communal hall or lift.
- Double-aspect sitting/dining room with balcony; fitted kitchen/breakfast room.
- Two double bedrooms, including master with en suite; plus family shower room.
- Includes garage and a private, well-maintained garden.

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

The Green, Parsonage Road, Newton Ferrers, Devon, PL8 1AT



Property Details

Services:	Mains water, electricity and drainage. Night storage heaters.
EPC Rating:	Current: D - 56, Potential: D - 69, Rating: D
Council Tax:	Band E
Tenure:	Leasehold - 199 year lease from 1990
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE, Tel: 01803 861234
Service Charge	Approximately £4,600 to include share of building insurance and garden.

Directions

When entering Newton Ferrers from Yealmpton on the B3186 proceed towards the village centre to pass Marchand Petit's office and The Tearoom on the Green on the right. In a short distance, at the point where the road bears left between high banks, turn right into Court Road to pass behind the church. Continue on Court Road, passing Wrights Lane on the left, and the property will be found on the right hand side.

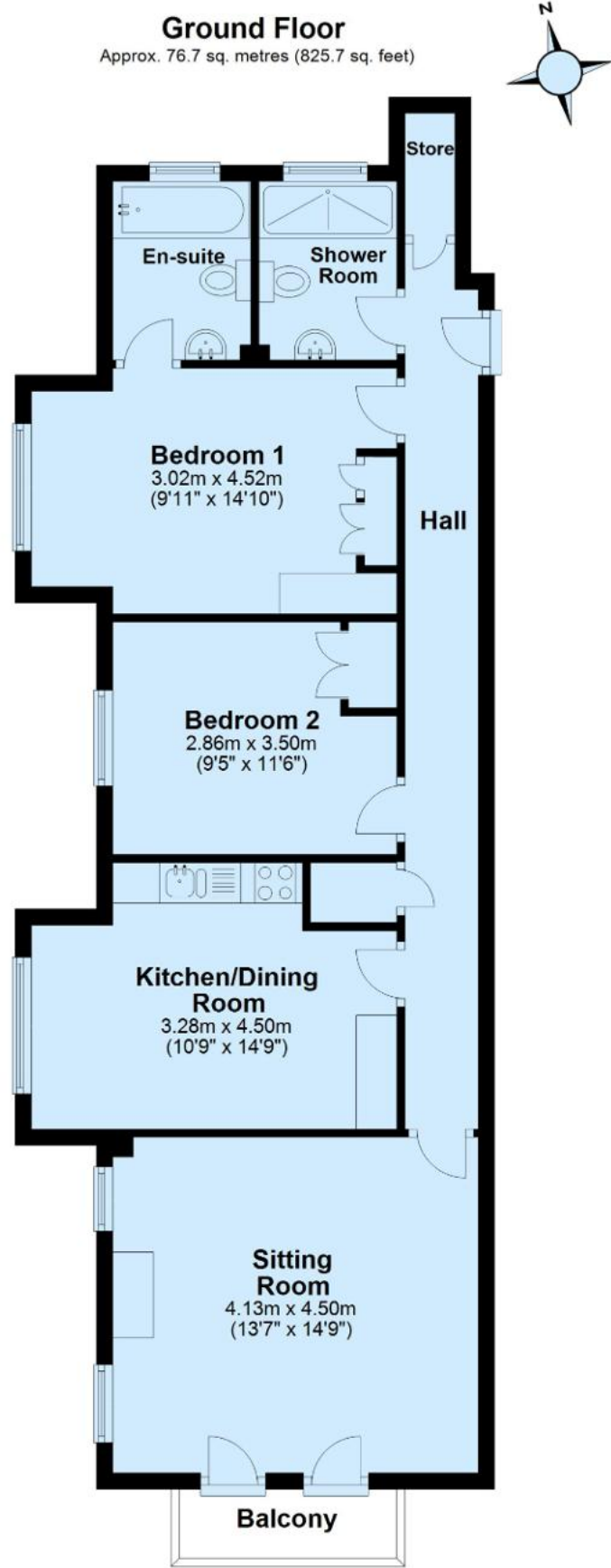
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.





Total area: approx. 76.7 sq. metres (825.7 sq. feet)



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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