



Court Road, NEWTON FERRERS, South Devon
Plymouth

Offers in the Region of
£550,000

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 2

SITUATION AND DESCRIPTION

Purpose built in 1990 Mount Howe occupies a prominent and elevated site on the popular Court Road. The development comprises just five luxury apartments, all enjoying superb views, generous communal gardens, off road parking and easy access to the village centre, harbour and walks. Apartment 5 is the largest, with a spectacular roof terrace with 360 degree views, generous double garage and huge cellar.

A private drive leads off Court Road to Mount Howe, where the front door gives onto a communal hallway and stairs and lift to the first and second floors. Number 5 is the penthouse apartment.

Running the length of the property along the hall, there is substantial storage housing the washing machine and tumble dryer, an airing cupboard with the hot water tank and shelving and two further useful and practical cupboards.

The kitchen dining room is at the end of the hall and features a wrap-around kitchen with extensive quartz worktops and a wonderful four oven electric Aga, separate electric double oven and hob with extractor over, integrated appliances, double sink and fully fitted units. The dining area has superb views to the west elevation over the Deep Water Pool and the sea beyond.

Across the hall is the sitting room and there are impressive views from the front balcony French doors, across the Creek and countryside and further to the sea. Spacious and light, there is a gas fire with surround and plenty of options to create a welcoming atmosphere. Step down into the study/snug with fitted shelving and windows to the south and east.

A second sitting room also provides extra living space, again with balcony and stunning views and fireplace with gas fire. This flexible area could also provide further bedroom accommodation, study or playroom, depending on the lifestyle required.

Off the hall is the master bedroom with fitted wardrobes and views to the sea, leading to the airy fully fitted en-suite with electric shower.

There are two further double bedrooms facing east, both with useful fitted cupboards and the main bathroom with hand held shower and cupboard space under the sink.

A glazed door leads you to the large roof terrace where there are spectacular 360 degree views, a truly wonderful place to stargaze or enjoy an alfresco meal.

Outside from the driveway is the access to the huge private cellar with light and power and number 5 benefits from a detached double garage, again with light and power and loft storage space and is accessed via the electric remote control up and over door. The communal garden is planted with mature shrubs and fruit trees and a terraced area provides an attractive and tranquil area for relaxing.

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.

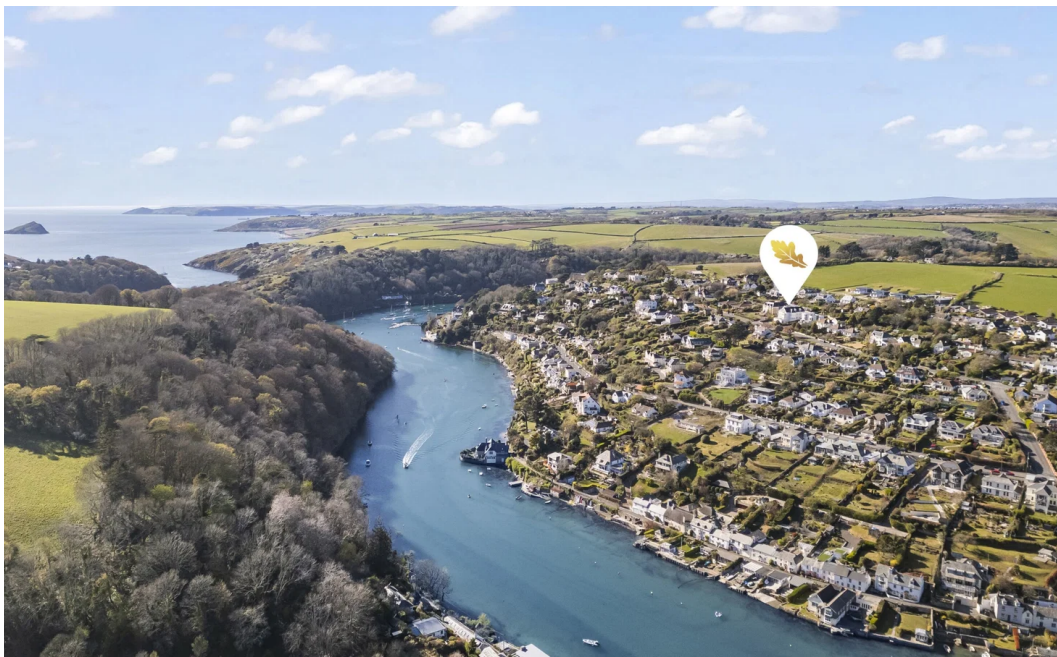
Council Tax band: E

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

Tenure: Freehold

Property Type: Penthouse

- Expansive, purpose built, penthouse apartment
- Leasehold with Share of Freehold
- 150sq/m Basement
- Double garage and parking
- Roof terrace with 360 degree views
- 3/4 double bedrooms incl. primary with en-suite
- Spacious kitchen/dining room
- Sitting room with study area
- No chain
- Spectacular views





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