

**SAMPLE  
MILLS**



**Stover Court  
East Street  
Newton Abbot  
Devon**

**£175,000**  
LEASEHOLD





## Stover Court, East Street, Newton Abbot, Devon

**£175,000 Leasehold**

A first floor purpose built Warden assisted 1 bedroom spacious retirement property that is situated 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 and has some excellent views over the town centre, towards Knowles Hill, Haytor, Kingsteignton and the surrounding area.

The accommodation has been fitted to an extremely high standard and is in excellent first class decorative order. It has a spacious lounge/diner, fully fitted kitchen and bedroom with a good range of built-in and walk-in wardrobes. Both rooms have Juliet balconies with views over, and the bathroom comprises a 3 piece suite which is a wet room and has quality fittings.

Further benefits include emergency pull cord system, 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.

The property is sold with **NO CHAIN** and viewing is highly recommended.



Hard wood composite door to:

### Entrance Hallway

Mat well. Walk-in airing cupboard with fuse box and Smart meter. Doorbell. Intercom. Smoke detector. Thermostat control for central heating. Door through to:

### Walk-in Wet Room

Shower cubicle with Mira shower, taps over. Tiled walls. Vanity wash-hand basin. Fixed mirror. Wall mounted medicine cabinet. Low level w/c. Tiled floor. Spot lamps. Extractor fan.

### Bedroom – 3.60m x 2.90m (11'10" x 9'6")

Spacious, long. Built-in triple aspect wardrobes with drawers below and end storage cupboard. Further built-in storage units, cupboards, dressing area and bookcases. Double glazed patio doors looking over the front towards Knowles Hill, Haytor and over the surrounding area. Door through to further walk-in wardrobe with shelving, hanging rails and storage space. Sapele door through to:

### Lounge/Dining Room – 6.45m x 2.40m (21'2" x 7'10")

Feature fireplace with Limestone surround, living flame fire, hearth and mantle over. Double glazed patio doors onto Juliet balcony with views over the surrounding area towards Knowles Hill, Haytor, Kingsteignton and over. Sapele door through to:

### Kitchen – 3.90m x 2.10m (12'10" x 6'11")

A range of fitted base units. Marble effect worktop surface areas. Stainless steel drainer with mixer taps over. Double glazed wooden framed windows with views over. Built-in single oven. Built-in fridge and freezer. Built-in single oven, eye level, and storage cupboards over. Induction hob. Part tiled walls. Stainless steel extractor fan over.

### Outside

Communal landscaped gardens and secure gated permit car park plus a mobility scooter garage.

### Agent's Note

Council Tax Band: 'C'; £2299.64 for 2025/26

EPC Rating: 'B'

Long Term Flood Risk: Very Low

Service Charge: £2,480 per annum (up to financial year end 31/03/2025).

Lease - Lease length: 125 Years from 2013

Ground Rent: £425 per annum

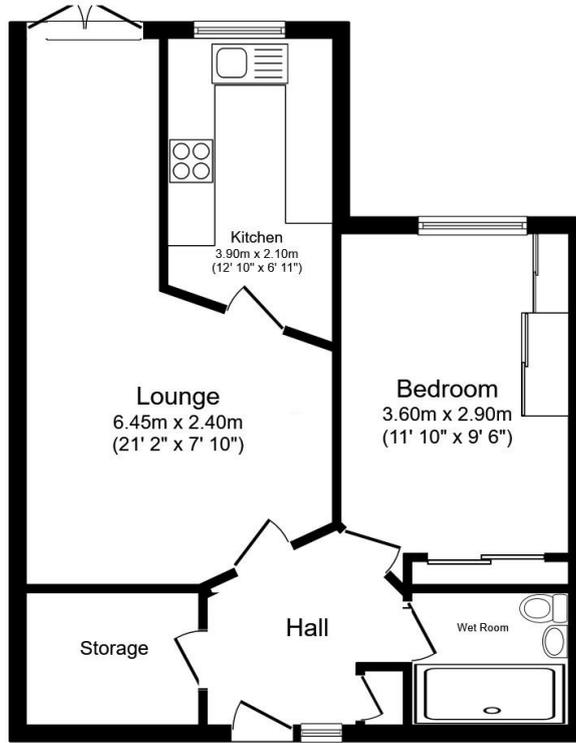
Ground Rent review: Jun-28

Managed by: McCarthy and Stone Management Services

Age Restriction: Over 55's

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





**Floor Plan**  
Floor area 53.2 sq.m. (573 sq.ft.)

Total floor area: 53.2 sq.m. (573 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86   B	88   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.