



Luscombe Maye

Since 1873

Bishops Court, NEWTON FERRERS, South Devon

Guide Price £175,000

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Apartment 6 Bishops Court has been carefully designed so that the apartment is easy to access and live in. Located in the first section of this purpose built block, the apartment can be accessed via lift or staircase to a non-slip balcony/walkway area enjoying the best of the morning sun. The front door leads from the glazed veranda into a spacious hallway with airing cupboard. The open plan living room has a wrap around kitchen area with matching base and wall units, electric oven and grill, 4 ring induction hob, integral washing machine, fridge and freezer. Additionally, there is a large built in cupboard housing Vaillant Gas fired boiler and plumbing for dishwasher. The sitting area overlooks the front of the property and the heart of the village.

The primary bedroom has ample fitted wardrobes and both bedrooms enjoy view to the front of the property with glimpses of the estuary. The Shower Room has been elegantly fitted with corner shower unit, wall mounted basin and low level wc.

OUTSIDE Communal gardens overlook the River Yealm, with seating provided to enjoy the views. Parking is available on site on a first come first served basis. Facilities at Bishops Court also include a modern laundrette providing washing machines and tumble dryers, a guest suite for additional visitors and a community lounge.

VERIFIED MATERIAL INFORMATION

To ensure legal compliance, we require our sellers to 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/NhiV3x8i7JRexhYP3E1Hv2/view>) . Alternatively, you can contact our team for this information.

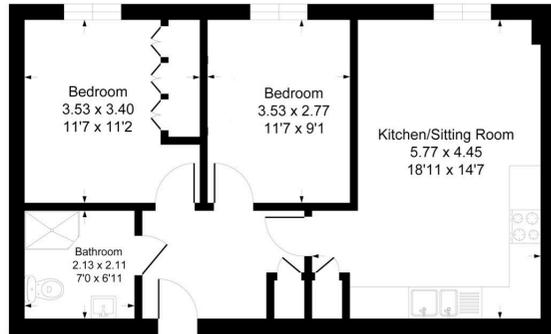
Viewing: Strictly by appointment with Luscombe Maye 01752 872417.

Directions: From the A379, Plymouth to Kingsbridge Road, take the B3186 signposted Newton Ferrers. Enter the village of Newton Ferrers and at the Green follow the lane down in to the centre of the village. At the Co-op stores, turn left and Bishops Court is located on the left hand side. a short distance down the hill.



6 Bishops Court, Newton Hill, PL8 1DT

Approximate Gross Internal Floor Area = 57.8 sq m / 623 sq ft



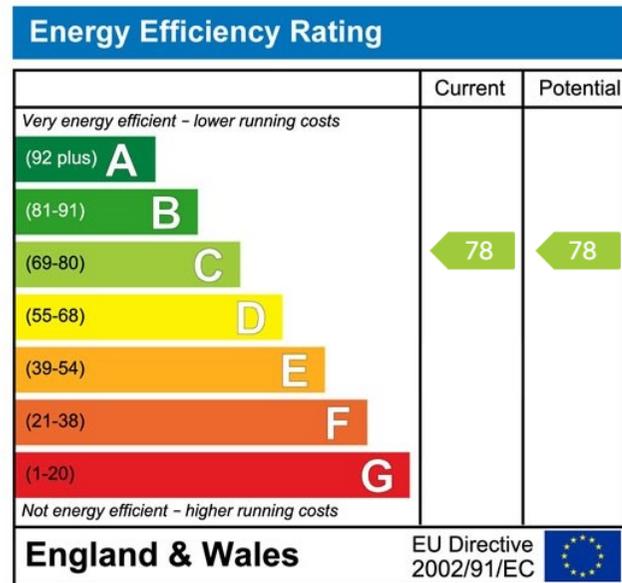
First Floor IN

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

- Open Plan Living Room with Fitted Kitchen
- Two Double Bedrooms
- Shower Room
- Off Road Parking
- Communal Gardens and Facilities
- First Floor Lift Access
- Over 55s Only
- Close to Village Amenities
- Council Tax Band C
- No Onward Chain



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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