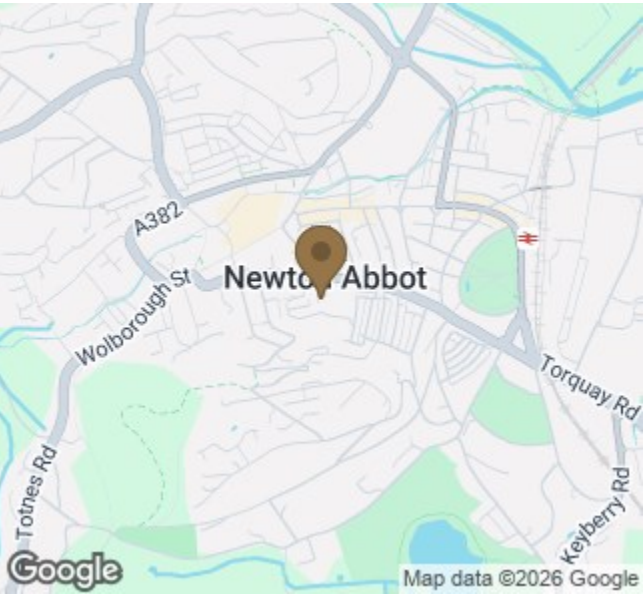




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



40 Stover Court

East Street, Newton Abbot, TQ12 1GH



Council Tax Band: D

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 40 Stover Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £285,000
Leasehold

0345 556 4104

resales@mccarthyandstone.co.uk

mccarthyandstoneresales.co.uk

Why you'll love living here:

- Top Floor Retirement Apartment - Lift Access To All Floors
- Generous Size Living Room With Juliet Balcony
- Well Equipped Kitchen With Integrated Appliances
- Two Double Bedrooms - Principal Bedroom With En-Suite, Plus Additional Shower Room
- Stunning Homeowners Lounge Where Social Events Take Place
- Beautiful Landscaped Communal Gardens
- Guest Suite Available For Visiting Friends & Family
- Laundry Room & Mobility Scooter Store
- 24/7 Careline & Secure Entry System
- House Manager Overseeing The Running Of The Development

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40 Stover Court, Newton Abbot

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Asking price £285,000

Stover Court
Constructed in 2013 by award-winning retirement home specialists McCarthy Stone, Stover Court is a 'Retirement Living' development providing a lifestyle living opportunity for the over 55's and designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent House Manager. The property partly converted from the old Hospital is ideally located within a very short walk of a Sainsbury's store, excellent Doctors Surgery, Pharmacy and the amenities of the Town Centre. The development enjoys excellent communal facilities including a homeowner's lounge, laundry, mobility scooter store and landscaped gardens with an attractive courtyard. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per night applies.

It's so easy to make new friends and to lead a busy and fulfilled life at Stover Court; there are always plenty of activities to choose from bringing neighbours and friends together on a regular basis. Whilst there is something for everyone there is certainly no obligation to participate and home owners can throw themselves in to every activity or social gathering, or equally remain at private as they wish.

The Local Area
Newton Abbot is a historic market town surrounded by beautiful South Devon countryside. The town is home to a large range of shops, restaurants and open spaces and is perfectly located close to both Dartmoor National Park and a number of lively seaside towns. If you like shopping, there are a number of markets held throughout the week including an Outdoor Market held on a Wednesday and Saturday, a popular Indoor Pannier Market open Monday to Saturday and a weekly Produce Market held every Friday in Courtenay Street.

Newton Abbot provides access to some great parks and outdoor spaces. Decoy Country Park, Courtenay Park and Bakers Park can all be found within walking distance of the centre, as can the Town Quay and new bridge, which forms part of an extended cycle route. Within a short drive you'll find Stover Country Park and the Ted Hughes Poetry Trail. If you are looking to explore on foot, Newton Abbot sits part way along the Templer Way, a walking route tracing the 18 mile historic route granite took from the quarries at Haytor, Dartmoor, to the docks at Teignmouth.

Newton Abbot Train Station is on the main London line from Penzance to Paddington, and has connections to Torquay and Paignton. Local buses run between Exeter and Newton Abbot, and Torquay.

Entrance Hallway
An L shaped hallway is entered via a solid oak-veneered entrance door with spy-hole and includes a security intercom system that provides a verbal link to the main development entrance door. An

emergency panel / pull cord offers access to the 24 hour care line. A generous and useful, square shaped, walk-in store/airing cupboard houses the Gledhill boiler supplying domestic hot water.

Living Room
A bright and spacious living room with doors opening to a Juliet balcony benefiting from panoramic views of Newton Abbot, Highweek and the hills of Haldon.

Kitchen
Excellent range of 'Maple effect' units having contrasting laminate worktops incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed halogen hob with stainless-steel chimney extractor hood over, waist-level oven, integrated fridge/freezer. Extensively tiled walls and fully tiled floor.

Principal Bedroom
A spacious double bedroom with access to the ensuite shower room. Feature dormer window and fitted ceiling light.

En-Suite Shower Room
White suite comprising; walk-in level access shower with glazed screen, close-coupled WC, vanity wash-hand basin with cupboard unit below, mirror, strip light and shaver point over. Heated towel rail, emergency pull cord. Fully tiled walls and tiled floor.

Bedroom Two
Another generous sized double bedroom with attractive feature triple glazed dormer window, which could equally be used as a study/hobbies room, if preferred.

Guest Shower Room/WC
Ideal for visitors or guests, this additional shower room provides a second WC to this apartment. The white suite comprises; corner shower cubicle, WC, and wash hand basin with mirror, strip light and shaver point above. Fully tiled walls and tiled floor, heated towel rail.

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

Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge
What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas

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Asking price £285,000

- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £4,552.48 per annum (for financial year ending 31/03/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Lease Information
Lease: 125 years from the 1st June 2013
Ground rent £495 per annum
Ground rent Review: 1st June 2028

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.