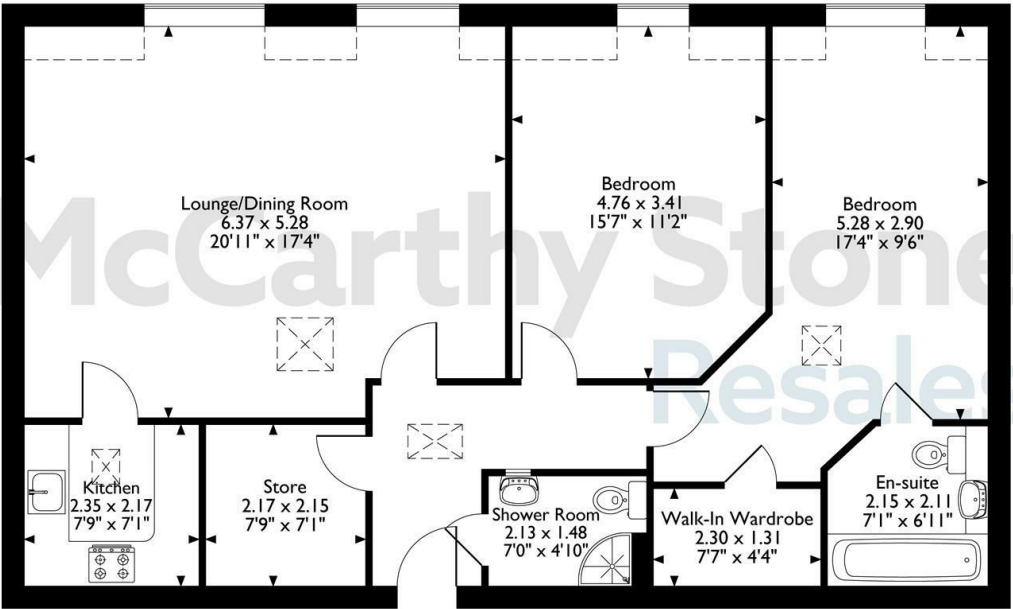


41 Stover Court, East Street, Newton Abbot, Devon
Approximate Gross Internal Area
94 Sq M/1012 Sq Ft



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



41 Stover Court

East Street, Newton Abbot, TQ12 1GH

PRICE
REDUCED



PRICE REDUCTION

Asking price £290,000 Leasehold

Situated on the top floor, this well presented, two double bedroom retirement apartment is within easy reach of the lift that serves all floors, with access to beautiful communal social spaces, along with landscaped gardens. Exclusively available to the over 55's.

Pet Friendly *Energy Efficient*

Call us on 0345 556 4104 to find out more.

Stover Court, East Street, Newton Abbot

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 Penzanze to Paddington, and has connections to Torquay and Paignton. Local buses run between Exeter and Newton Abbot, and Torquay.

No.41

No.41 is located on the top floor and is within easy access to the lift that serves all floors. The apartment is well presented and comprises; a well equipped kitchen with integrated appliances,



generous size living/dining room, generous size store/utility room, two double bedrooms (master with en-suite shower room and walk in wardrobe), plus further guests shower room.

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 very generous size walk-in store/airing cupboard houses the Gledhill cylinder supplying the domestic hot water, and the Vent Axia heat exchange unit.

Living Room

Feature dormer windows and the associated slope to the ceiling add to the character of this lovely room and a velux window brings additional light in through the ceiling.

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, and concealed fridge and freezer. Ceiling velux window, extensively tiled walls and fully tiled floor.

Master Bedroom

A spacious double bedroom with access to the ensuite shower room and door to walk in wardrobe. Triple glazed window plus a further velux window.

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



2 Bed | £290,000

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
- 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: £4,478.65 per annum (for financial year ending 31/03/2026).

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

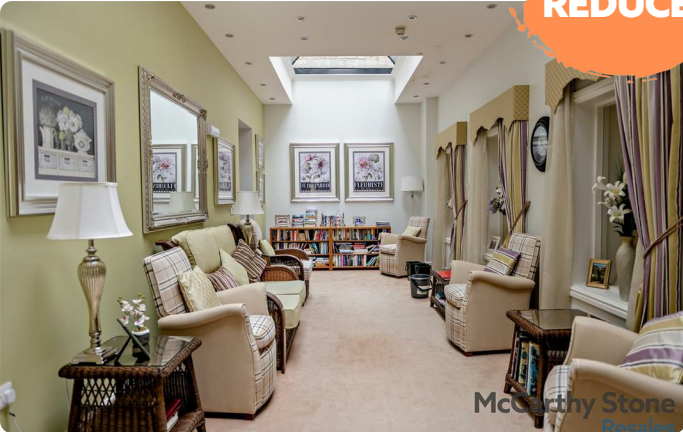
Ground rent Review: 1st June 2028

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.



PRICE
REDUCED