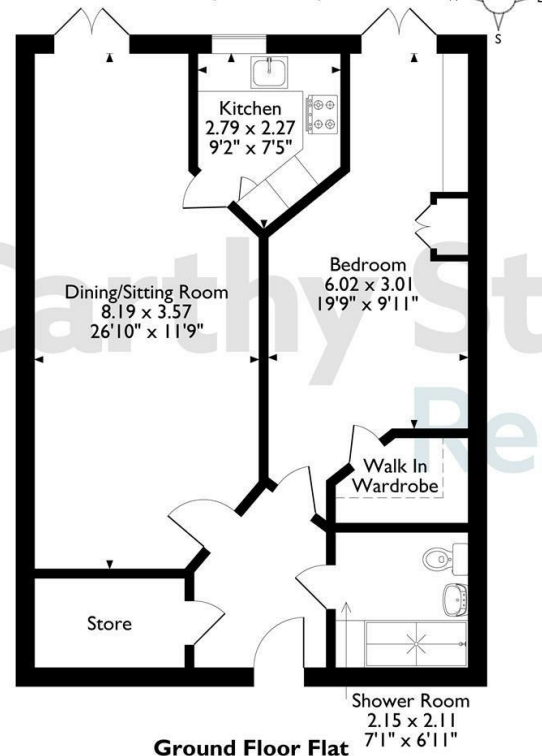


4 Stover Court, East Street, Newton Abbot, Devon  
Approximate Gross Internal Area  
67 Sq M/721 Sq Ft



**Council Tax Band: C**



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

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**4 Stover Court**

East Street, Newton Abbot, TQ12 1GH



**Asking price £170,000 Leasehold**

Well presented, one bedroom retirement apartment located on the ground floor with access out on to a pretty patio area from both the living room and bedroom.

\*Energy Efficient\* \*Pet Friendly\*

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# Stover Court, East Street, Newton Abbot

## 1 Bed | £170,000

### 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.

### No.4

No.4 is a well presented, one bedroom apartment located on the ground floor with access out on to a pretty patio area from both the

living room and bedroom. The kitchen is well equipped with integrated appliances and the bathroom has a level access walk in shower.

### Entrance Hallway

Solid Oak-veneered entrance door with spy-hole. Security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door and emergency pull cord. Walk-in store/airing cupboard with light and ample shelving and housing both the Gledhill boiler supplying domestic hot water and concealed 'Vent Axia' heat exchange unit.

### Living Room

A bright and welcoming room with attractive triple-glazed French double doors opening on to an attractive patio area. Attractive focal point fireplace with an inset electric fire. A feature glazed panelled door leads to the kitchen.

### Kitchen

With a triple-glazed window. Excellent range of 'Maple effect' fitted units with having contrasting laminate worktops incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed ceramic hob with a stainless-steel chimney extractor hood over, built-in single oven and concealed fridge and freezer. Ceiling spot light, extensively tiled splash-backs and fully tiled floor.

### Double Bedroom

A generous size double bedroom with triple-glazed French double doors opening on to the attractive patio area Walk-in wardrobe with light, ample hanging space and shelving.

### Shower Room

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

### Parking

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

### 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: £3,034.99 per annum (up to financial year end 31/03/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to .

(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

### Lease

Lease length: 125 Years from 2013

Ground Rent: £425 per annum

Ground Rent review: Jun-28

Managed by: McCarthy and Stone Management Services

### Additional Information & Services

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

### 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 .
- 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.

