



## D'Arcy Court, Newton Abbot

- Virtual Tour/Online Viewings Available
- Second Floor Retirement Apartment
- Pleasant Views
- Juliet Balcony
- 1 Double Bedroom
- Good Sized Lounge & Kitchen & Bathroom
- Communal Facilities
- No Upward Chain

GuidePrice:

**£110,000**

**Leasehold**

EPC RATING: C78

# 49 D'arcy Court, Marsh Road, Newton Abbot, TQ12 2AP

D'Arcy Court is a popular retirement development and we are pleased to have received instructions to market one of the larger one bedroom apartments. Situated on the second floor and boasting a Juliet balcony, the apartment enjoys a lovely outlook over the football and cricket pitch with views over the town in the distance. The apartment also boasts a kitchen, large double bedroom and bathroom along with night storage heating and double glazing. Communal facilities including a resident's lounge, laundry room, house manager, emergency pull cords and telecom entry system for peace of mind and communal gardens and parking.

Marsh Road is situated on the level, just off Newton Abbot town centre and in addition to a wide range shopping, business and leisure facilities the development is also a short level walk from a timetabled bus service and the mainline railway.

**Accommodation:** The communal entrance with door entry system leads to stairs or lift access to the second floor. The flats own entrance door leads to the hallway with storage cupboard and a generous sized lounge with double glazed window and door with Juliet balcony enjoying pleasant views over the football and cricket pitches and Newton Abbot beyond. There is also a feature fireplace with electric fire and night storage heater. Multi-obscure glazed double doors lead to the kitchen which enjoys the same view as the lounge and has a range of wall and base units with rolled edge work surfaces, tiled splashbacks, inset sink unit and an integrated oven and hob with space for fridge/freezer. The double bedroom also enjoys the lovely outlook and has a range of mirror fronted wardrobes. The bathroom has a panelled bath, low level WC and vanity wash basin.

**Outside:** There are well-tended communal gardens and residents parking available by arrangement with the house manager.

## Agents Notes:

Council Tax: Currently Band C

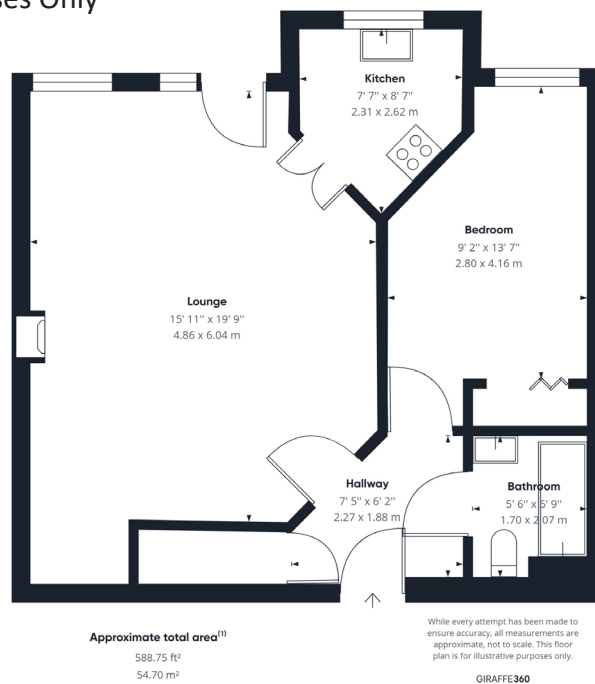
Lease: 125 years from 1st July 1999

Ground Rent: currently £165 per 6 months

Service Charges: currently £1,117.25 per 6 months

Review Period: Annually in August.

## Floor Plans - For Illustrative Purposes Only



## Directions

From the Penn Inn roundabout at Newton Abbot follow the A381, continuing straight ahead through two sets of traffic lights. Keeping in the right hand lane after the lights bear right for the train station (Station Road B3195). Pass the railway station on the right hand side and continue straight ahead at the war memorial junction heading into the town centre. Take the next turning right into Lemon Road. Follow the road along to the left into Marsh Road.

## Energy Performance Certificate

Full report available on request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	78   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.