



D'Arcy Court, Newton Abbot

- Virtual Tour/Online Viewings Available
- Superb Retirement Apartment
- 2 Bedrooms (Master En-Suite)
- Rear Facing with Balcony
- Uninterrupted Views
- Excellent Communal Facilities
- Second Shower Room/WC
- No Upward Chain

Asking Price:

£200,000

Leasehold

EPC RATING: C77

38 D'Arcy Court, Marsh Road, Newton Abbot, TQ12 2AP

A superb, purpose-built retirement apartment for the over 55s, situated within the highly-regarded D'Arcy Court development. Situated at the rear of the building on the first floor, the apartment is without doubt one of the most impressive properties of the many handled by Coast & Country as agents at the development over the years. D'Arcy Court is conveniently located on the level for Newton Abbot's town centre and its extensive range of shops and amenities including the railway station.

Accommodation: Although offering completely self-contained accommodation accessed either by lift or stairs, residents have use of a wide range of communal facilities including a residents' lounge, guest suite, laundry and gardens. There is also a resident development manager with an office adjacent to the security buzzer controlled entrance door. Further peace of mind is offered via emergency pull cords and intercom system.

Stepping inside, the front door opens to an L-Shaped reception hallway which has both a walk-in airing cupboard and a large walk-in storage cupboard off. A light and airy double-aspect living room has a door opening to a balcony which enjoys immediate and uninterrupted views across the adjoining football and cricket ground. From the living room, twin glazed doors open to the fitted kitchen with oven, hob & hood; natural light provided through a side-facing window. There are 2 bedrooms, both of which are excellent doubled and enjoy the splendid views. The master has a dressing area with fitted wardrobes and an en-suite shower room/WC. Finally there is a further shower room/WC.

Communal Facilities: Gardens, residents' lounge with balcony, guest suite & laundry.

Agents Notes:

Council Tax: Currently Band D

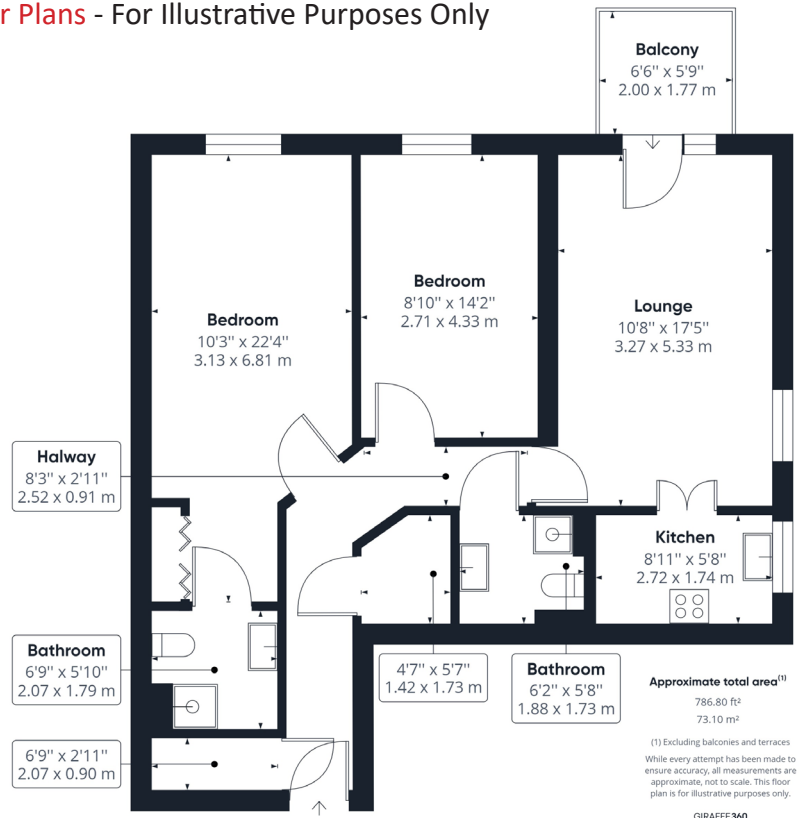
Lease: 125 years from 1st July 1999

Ground Rent: £192.50 twice yearly

Service Charges: twice yearly £1,628.39 1/3/21 – 31/8/21

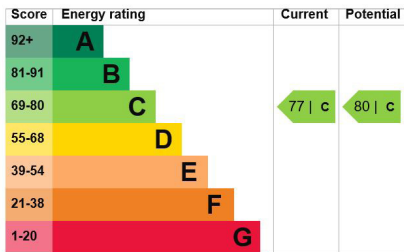
Age Restriction: Over 55s

Floor Plans - For Illustrative Purposes Only



Energy Performance Certificate

Full report available on request



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.

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.