



Stover Court East Street, Newton Abbot - TQ12

£180,000 Leasehold

Retirement Apartment • Lounge Diner • Modern Kitchen • Large Double Bedroom with Walk in Wardrobe • Shower room • Large Storage cupboard • Rear Terrace • Communal lounge with Kitchen • Communal Gardens


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Built in 2013 by McCarthy Stone, Stover Court is a purpose built retirement development. Located just a short distance from the town centre and with a local Sainsburys and doctors next to Stover Court.

Stover Court also offers a range of communal facilities including a large period residents lounge with kitchen, ideal for meetings and activities. There is a very useful laundry room with both washing machines and tumble dryers available. A guest room for family members to use - currently £25 per night with tea & coffee making facilities.

Externally the complex has some amazing landscaped gardens available for all the residents to use. In addition to this is a secure gated car park with spaces from £250 per year. Another benefit is the mobility scooter garage with free charging points.

The property is entered through a communal secure entrance using a coded key fob. Visitors can use the intercom to gain entrance.

The apartment is situated on the ground floor and ideal for mobility access. It has under floor heating throughout. The front door opens into the hallway with doors to the lounge diner, bedroom, shower room and large storage cupboard which houses the hot water system.

The carpeted lounge diner is a spacious room with French double glazed doors opening out to the rear terrace. It has a feature fireplace with an electric coal effect fire and a door to the kitchen.

The modern kitchen has a range of wall and floor units with contrasting worktop giving plenty of storage and workspace. The upstands are tiled giving the kitchen a modern look. Included is a built in fridge freezer, an electric oven, an electric hob with extractor fan above and a window overlooking the rear terrace. The floor is tiled and easy to keep maintained.

The bedroom is a large carpeted double room with a walk in wardrobe. This is again spacious throughout and a large window offers plenty of natural light.

The shower room is fully tiled with a good size shower, a low level w.c a vanity hand basin with useful storage and a heated towel rail.

The rear terrace offers a patio and a Astro turf area. Ideal for sitting in the sun and taking in the views.

Measurements

Lounge diner - 23' 2" x 11' 2"

Kitchen - 8' 4" x 7' 5"

Bedroom - 12' 6" x 9' 6"

Walk in wardrobe - 5' 5" x 4' 4"

Shower room - 7' 1" x 6' 10"

Storage Cupboard - 7' 3" x 4' 8"

Useful Information

Mains electric and water are connected.

Teignbridge district council tax
C £2074

Broadband download speeds of 40
to 50 MB according to BT

Service charge £2,347

Ground rent £425

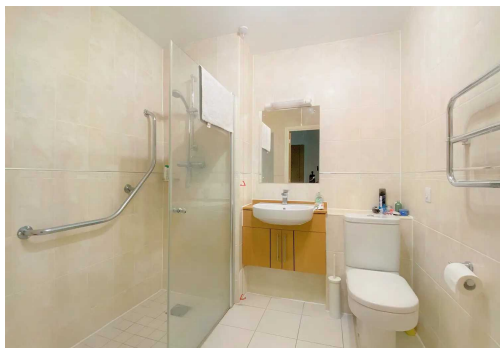


A one bedroom retirement apartment located in the sought after residence at Stover Court. The property is spacious offering a large lounge diner, a modern kitchen, a large double bedroom with a walk in wardrobe and a modern shower room.

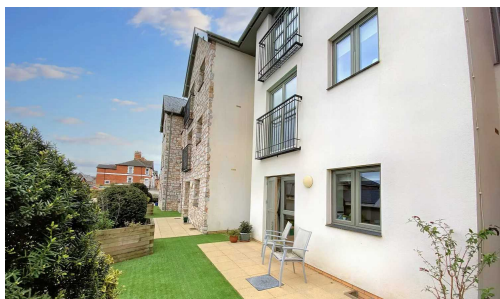
Agents Insight

This one bedroom apartment is very spacious throughout and with the outside terrace area gives you somewhere to enjoy during the summer months. In addition to this are all the communal facilities available.

The location is also ideal with a local Sainsbury's and a doctors adjacent to the complex.



Stover Court is located near the town centre of Newton Abbot, with a local Sainsbury's and a doctors surgery adjacent. Newton Abbot offers a range of amenities including various shops, superstores, hospitals, primary and secondary schools, leisure centres and rail station. There is also a bus station connecting you to the outside world.



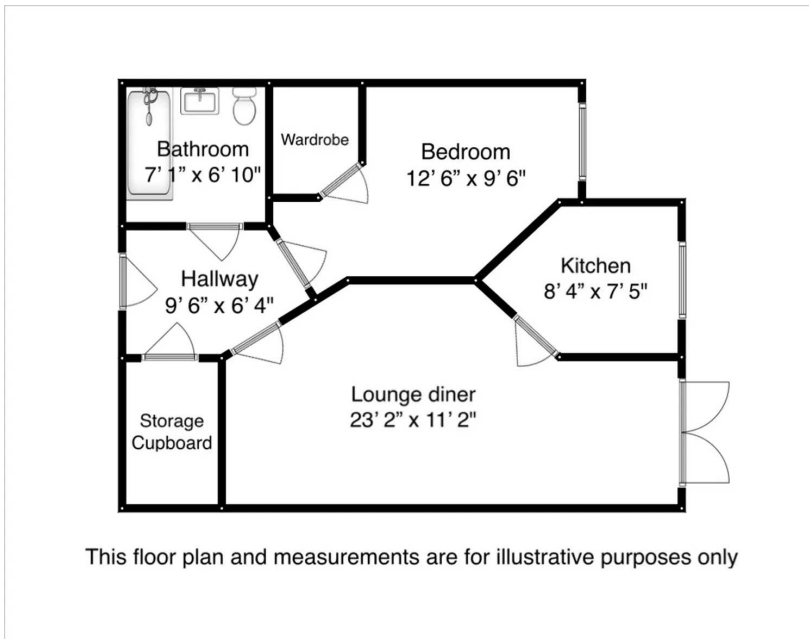
Garden

There are communal gardens available for all residents to use.

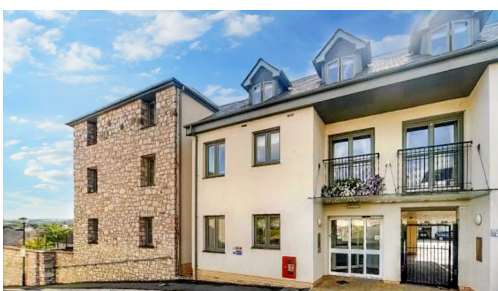
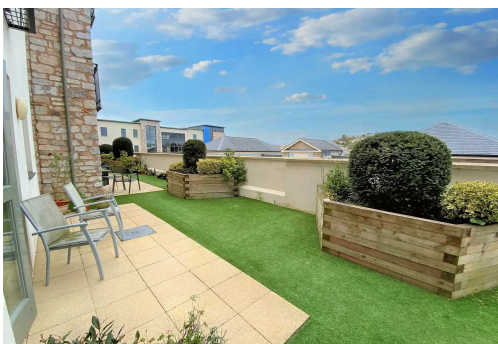
Secure Gated

1 Parking Space

There is a secure gated carpark available with spaces from £250 per annum. There is also a free of charge mobility scooter garage with free charging points.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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