



## Stover Court, Newton Abbot

1x 1x

ENERGY  
RATING  
B86

- Video Walk-through Available
- Superb Retirement Apartment
- 1 Double Bedroom
- Modern Fitted Kitchen
- Lounge / Diner
- Fully Tiled Bathroom with Mobility Bath
- Underfloor Heating & Triple Glazing
- Communal Grounds & Facilities
- Convenient For Amenities & Town Centre

**Guide Price:**  
**£195,000**  
LEASEHOLD

# 38 Stover Court, East Street, TQ12 1GH

A stunning first floor retirement apartment finished to an exacting standard with many attractive features. Stover Court is a development for the over 55s and is run by well-respected McCarthy & Stone which has an emphasis on security and peace of mind. There is a resident development manager and emergency intercom system in the apartment as well as a video entry system. The development also offers a range of high-end communal facilities including a guest suite bookable for a nominal fee for when visitors wish to stay over. A wonderful resident's lounge with elegant furniture and vaulted ceiling if the location for regular meetings and events and there is also a very well-equipped laundry. Outside are well-maintained gardens and visitors' parking.

## Accommodation:

Stepping inside, the apartment is accessed through its own front door into a surprisingly roomy hallway, off which is a generous walk-in storage room. A living room with decorative electric fireplace has a door and side panel with fine views over much of the town and beyond. There is a kitchen also enjoying the views with a selection of cabinets, eye-level oven, induction hob, canopy and granite countertops. The double bedroom has a walk-in wardrobe and the lovely bathroom has fully-tiled walls, mobility bath, heated towel rail and illuminated anti-mist mirror.

## Outside:

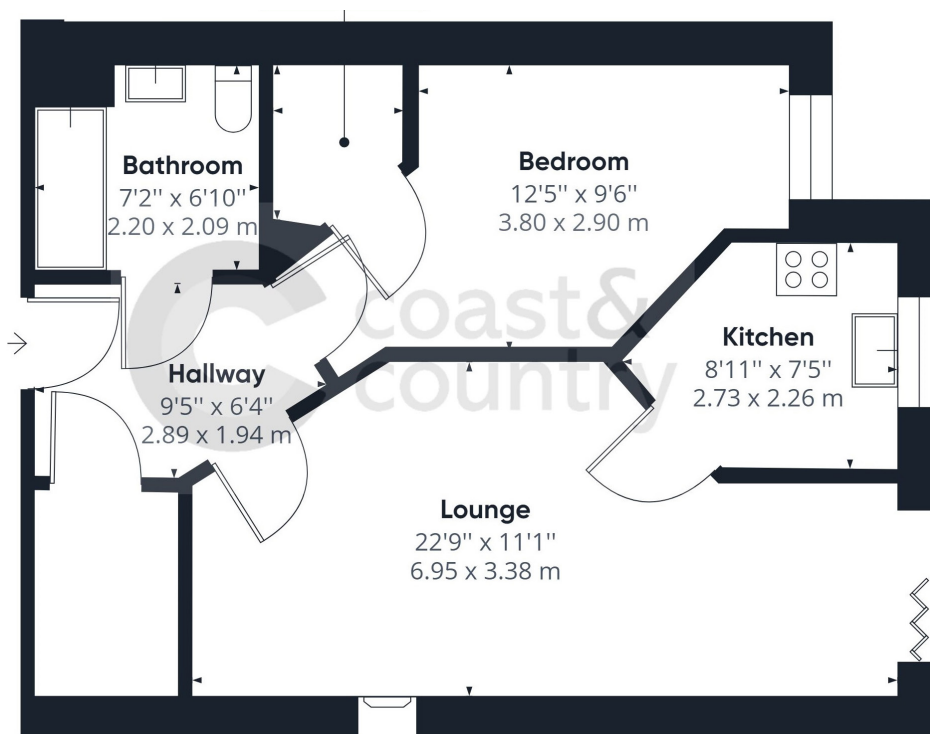
Lovely communal gardens.

## Parking:

Permit parking available through the development manager.

## Directions:

From the Penn Inn roundabout at Newton Abbot take the A381 Torquay Road into Newton Abbot. Continue along A381 as it becomes East Street. Turn left by the Sainsbury's local supermarket and Stover Court can be found on the left hand side.



## Agents Notes:

Council Tax: Currently Band C

Mains water. Mains drainage. Mains electricity.

Tenure: Leasehold

Lease: 125 years from 2013

Service Charge: Currently £194.53 per calendar month.

Ground Rent: Currently £450 per annum.

Review Period: Annually

Age Restriction: Over 55s

Information correct as of December 2022.

## Energy Performance Certificate:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 86   B  | 86   B    |
| 69-80 | 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  $\pm$  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.