



Check out this spacious, purpose-built, first floor retirement apartment with one bedroom, conveniently located a level walk from the shops and amenities in the thriving market town of Newton Abbot.

23 D'Arcy Court | Marsh Road | Newton Abbot | TQ12 2AP





PROPERTY TYPE

First Floor Apartment
Leasehold - 101 years



SIZE

579 sq ft



LOCATION

Town



AGE

1980s to 1990s



BEDROOMS

1



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Electric Storage Heating



PARKING

Off Road Parking – First
come first serve



OUTSIDE SPACE

Communal Garden



EPC RATING

79 C



COUNCIL TAX BAND

C



in a nutshell...

- Retirement Apartment
- First Floor
- One Double Bedroom
- Wet Room
- Entirely Accessible by Wheelchair
- Community Alarm Service
- Communal Facilities
- Lift
- Level Walk to Town Centre



the details...

Check out this spacious, purpose-built, first floor retirement apartment with one bedroom, conveniently located a level walk from the shops and amenities in the thriving market town of Newton Abbot.

Constructed in 1999, D'Arcy Court is in a position level to the town Centre and railway station and is entirely accessible by wheelchair. There are resident management staff on hand, a community alarm service, a lift and a secure, intercom remote access system. Communal facilities include a guest suite, which can be booked through the development manager, a well-stocked laundry room and well-maintained gardens. There is also a lovely resident's lounge, on the first floor, with a balcony and excellent views over the adjacent cricket ground and football pitch, where meetings and organised activities can be enjoyed by those who wish to participate.

Inside, the apartment is nicely presented, and it immediately feels warm and welcoming with electric storage heating and double-glazing throughout.

The accommodation comprises an entrance hallway with a deep cupboard, providing storage and containing the hot water cylinder, a spacious living/dining room with a papered feature wall, plenty of natural light from a wide window to the front, and ample space for dining table and seating, and French doors open to reveal the modern kitchen which has plenty of cupboard and worktop space, a fan oven, ceramic hob, and floor space for an upright fridge/freezer, a large double bedroom with a built-in wardrobe that has folding mirror doors, and lastly, a modern wet room with a non-slip vinyl floor and tiled walls, containing a shower, a corner basin, and a WC.

Parking is available on a first come, first serve basis

Tenure – Leasehold (125 years from 1st July 1999)

Council Tax Band – C

Service Charge: £2,600.40 per annum (2022/23).

Ground Rent: Approx £350 per annum

ABOUT D'ARCY COURT

*Over 60's *58 flats built in 1999. Both 1 bedroom and 2 bedrooms *Resident management staff and Careline alarm service *Lift, Lounge, Laundry, Guest facilities, Garden * Whole site accessible by wheelchair *Distances: bus stop 100 yards; shop 150 yards; post office 150 yards; town Centre 0.5 mile(s); GP 150 yards; social Centre 200 yards *Regular Social activities include: coffee mornings, scrabble, bingo, organised by Social Committee *New residents accepted from 60 years of age *Both cats & dogs generally accepted, but not to be replaced *Housing Authority: Teignbridge *Social Care Authority: Devon

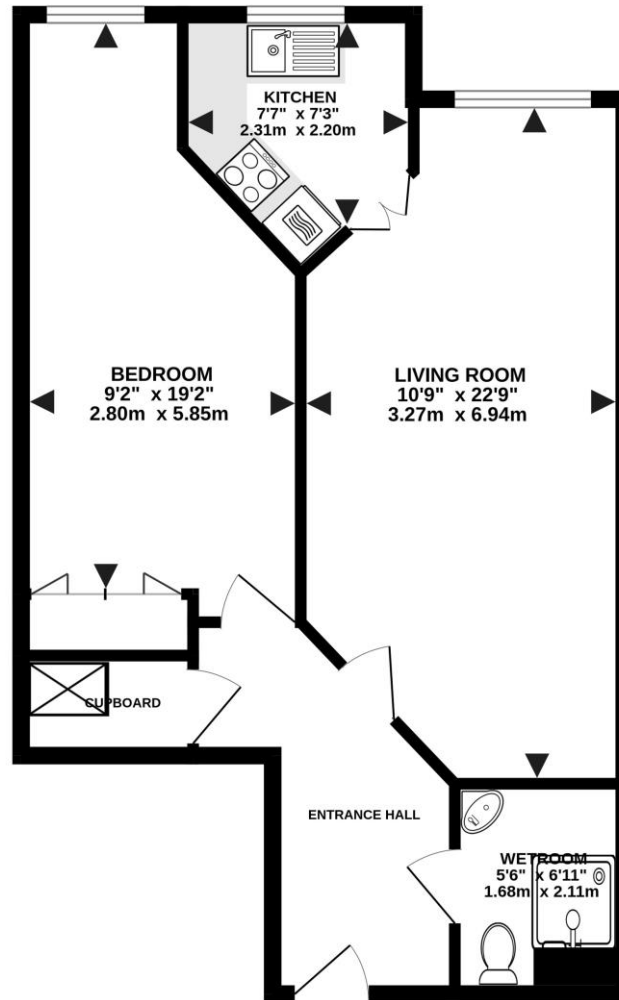
SERVICES

The property is connected to mains drainage, water and electric. Please visit <https://checker.ofcom.org.uk> for Broadband and Mobile Signal availability.



the floorplan...

1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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the location...

The property is located in the thriving market town of Newton Abbot which offers a host of facilities including primary and secondary schools, an array of shops and supermarkets and a host of other facilities that you would expect to find in a town of this size. Newton Abbot has a main line Railway Station to London Paddington and offers easy access to the Devon Expressway and the M5.

Shopping

Late night pint of milk: Costcutter 0.2 mile
Town centre: 0.4 mile
Supermarket: Tesco 0.6 mile

Relaxing

Beach: Teignmouth 5 miles
Park: Osbourne Park 0.5 mile
Tennis court, dog walks or cycle route: Bakers park 1 mile

Travel

Bus stop: The Avenue 0.2 mile
Train station: Newton Abbot 0.5 mile
Motorway/Main travel link: 1 mile
Airport: Exeter 20 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ12 2AP



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