

**SAMPLE
MILLS**



**Stover Court
East Street
Newton Abbot
Devon**

OIEO £185,000

LEASEHOLD





**Stover Court, East Street,
Newton Abbot, Devon**

OIEO £185,000 Leasehold

A spacious Ground Floor 1 bedroom warden controlled flat, situated just off the town centre, providing easy access for all local facilities. The property accommodation comprises entrance reception with large lounge, fitted kitchen, spacious bedroom and walk-in wardrobe, walk-in wet room with quality fitted shower attachment and separate airing cupboard. The property has its own patio area, and views over the front towards Highweek and over, and is sold with **NO CHAIN**.

The property has its own community within, with various social clubs and activities that take place within the development. There is a guest room, laundry room and communal room.

Viewing of this property is highly recommended for those seeking a warden controlled flat set close to all amenities including doctors surgery, local Sainsburys community store, visitors parking, and allocated parking can be sorted on request, subject to availability.



Communal Entrance Hallway

Solid Oak veneered door with spy hole through to:

Reception Hall

Smoke detector. Thermostat control for central heating. Warden controlled alarm. Built-in airing cupboard/storage cupboard with timer control units for hot water and central heating, fuse box, shelving, electric meter and consumer box. Gledhill boiler providing hot water and Vent Axia heat exchange unit. Door through to:

Lounge/Dining Room – 24'3" x 10'11" (7.40m x 3.34m)

Feature fireplace insert with remote controlled electric fire, hearth and mantle over. TV point. Alarm pull cord. Triple glazed French doors onto the patio. Views over the surrounding area towards the Church and over towards Highweek. Connecting door through to:

Kitchen – 8'11" x 6'5" (2.71m x 1.96m)

Incorporating a range of fitted Maple effect base units with rolled edge worktop surface areas. Stainless steel drainer chrome mixer tap over. Part tiled walls. Built-in single Hotpoint oven. Built-in fridge/freezer. Four ring induction hob with stainless steel extractor fan over. Range of wall mounted cupboards. Triple glazed wooden framed windows looking over the front, again towards Highweek and over. Fitted spot lamps. Tiled floor.

Bedroom – 16'11" x 9'2" (5.16m x 2.80m)

Triple glazed wooden framed window to the front. TV point. Telephone point. Smoke detector. Thermostat control for central heating. Door through to large walk-in wardrobe with hanging rail, shelving storage area and light.

Shower Room – 7'1" x 6'10" (2.17m x 2.08m)

Wet room. Tiled floors. Shower screen and rail. Fitted Mira power shower. Fitted spot lamps. Vanity wash-hand basin with chrome mixer tap. Fitted mirror with shaver light and socket. Low level WC. Chrome fitted electric heated towel rail. Tiled walls.

OUTSIDE

Double glazed patio doors from the lounge/dining room provide access onto a patio area with attractive raised flower beds. A private car parking space may be available on a waiting list basis at a cost of £250 per annum.

AGENTS NOTE

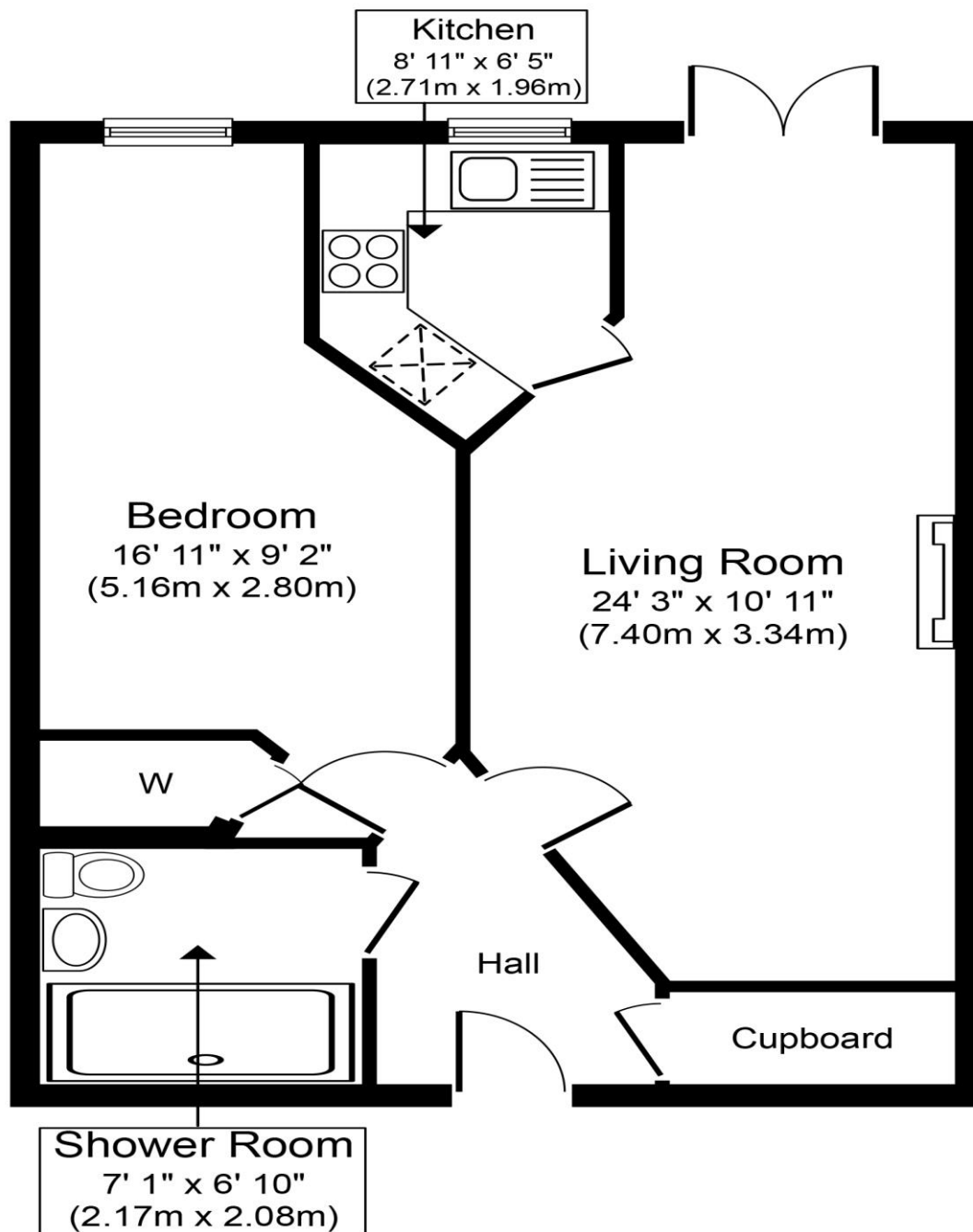
Lease: 125 years from 2014
Ground rent: £425.00 per annum
Age limit: Over 55's
Council Tax Band: C - £1,735.39 per annum
EPC Rating: B
Service charge: £158.66 pcm currently (February 2019)

The Service Charge covers:

Cleaning of communal windows
Water rates
24 hour emergency call system
Electricity to communal areas, including scooter store, if required
Upkeep of gardens
Maintenance to communal areas
Contingency fund including redecoration of communal areas
Buildings insurance

Guest suite available @ £25 per night on a first come, first served basis





Approximate Floor Area
522 sq. ft.
(48.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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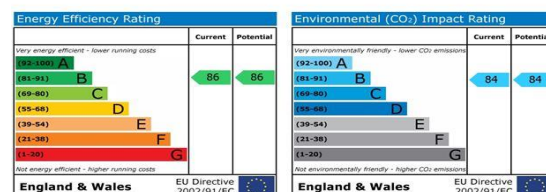
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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