

SAMPLE MILLS & Co.

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East Street
Newton Abbot

Price **£298,000**
www.samplemills.co.uk

East Street, Newton Abbot TQ12 1GH

Price: £298,000

ABOUT THE PROPERTY:

Stover Court offers fantastic later life living for the over 55's, located just 160 metres from the Newton Abbot town centre, with local Doctors surgery, Sainsbury's local and chemist shop. The complex has state of the art security features including gated car parking and CCTV on the secure entrance, you will feel safe and secure, with a 24 hour emergency call system. The complex has been designed to include light and airy communal spaces including a magnificent vaulted resident's lounge, a fully fitted laundry room and guest suites.

This Apartment comes beautifully appointed with a fitted kitchen, with integrated appliances and stainless steel sink with lever taps, triple glazed windows, 2 Bedrooms, 2 fully tiled Bathrooms with level access showers and under floor heating.

AGENTS NOTE:

Lifestyle Services and Charges:-

Total £54.07 per week.

Directions

From our Newton Abbot office, head on to Union Street, where you will find Stover Court on the right hand side where the old Newton Abbot Hospital was located.

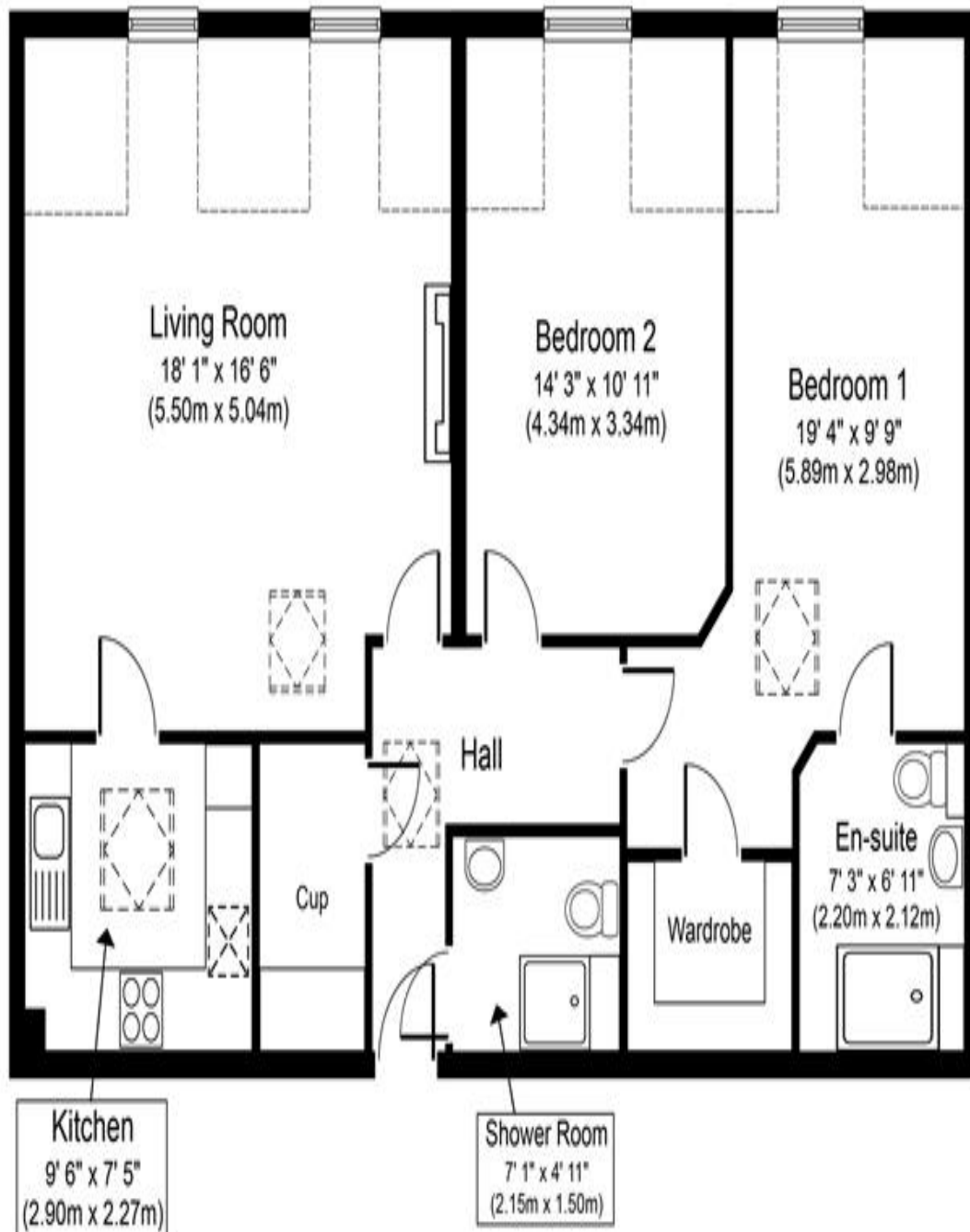
Disclaimer

These particulars have been prepared with care and every endeavour has been made to describe the property fairly and accurately although this cannot be guaranteed. They do not constitute part or all of an offer or contract. The measurements are supplied for guidance purposes only and prospective purchasers are advised to double check them before incurring any expense which is reliant upon their accuracy. We have not tested any apparatus, equipment, fixtures, fittings or services and purchasers must satisfy themselves as to their working condition. Further the agents have not sought to verify legal title of the property and purchasers must obtain the relevant information from their Solicitors. Under the Money Laundering Regulations purchasers will at a later stage be asked to provide identification documents. In order to make sure there is no delay in agreeing a sale, we would ask for your cooperation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	83
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	82	82
England & Wales	EU Directive 2002/91/EC	





Approximate Floor Area
958 sq. ft.
(89.0 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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