



D'Arcy Court, Newton Abbot

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ENERGY
RATING
C79

- Virtual Tour Available
- Ground Floor Retirement Apartment
- 1 Double Bedroom
- Lounge/Diner

- Kitchen & Shower Room
- Direct Access to Gardens
- Communal Facilities
- Level for Town Centre

Guide Price:
£107,500
LEASEHOLD

15 Darcy Court, Marsh Road, Newton Abbot, TQ12 2AP - Draft

This spacious one-bedroom ground floor apartment has direct access onto the communal garden and forms part of a highly sought-after retirement development which is situated on the level, just off Newton Abbot town centre which has a wide range of shopping, business and leisure facilities, the development is also a short, level walk from a timetabled bus service and the mainline railway station.

D'Arcy Court has well-tended communal gardens and communal facilities and peace of mind offered via emergency pull cords and an intercom system, the development has a resident house manager taking care of day-to-day management. There is also an excellent range of communal facilities including a residents' lounge where meetings and events are held with balcony overlooking a neighbouring sports ground, laundry, refuse room and guest suite. The gardens with benches are well-kept and there is a communal car park.

Accommodation:

From the communal entrance with door entry system, the flat's own private entrance door leads to a hallway with airing cupboard and hot water cylinder. The lounge/dining room is a generous size with night storage heater and door leading to a paved patio and communal garden. Multi obscure glazed doors lead to the kitchen which is fitted with a range of wall and base units with rolled edge work surfaces, tiled splashbacks, inset single drainer sink unit, integrated oven and hob, spaces for appliances and double-glazed window to rear. The bedroom is a double and has a range of mirror fronted wardrobes and window to rear. The shower room is fitted with a suite comprising shower cubicle, low level WC, vanity wash basin and a heated towel rail.

Outside:

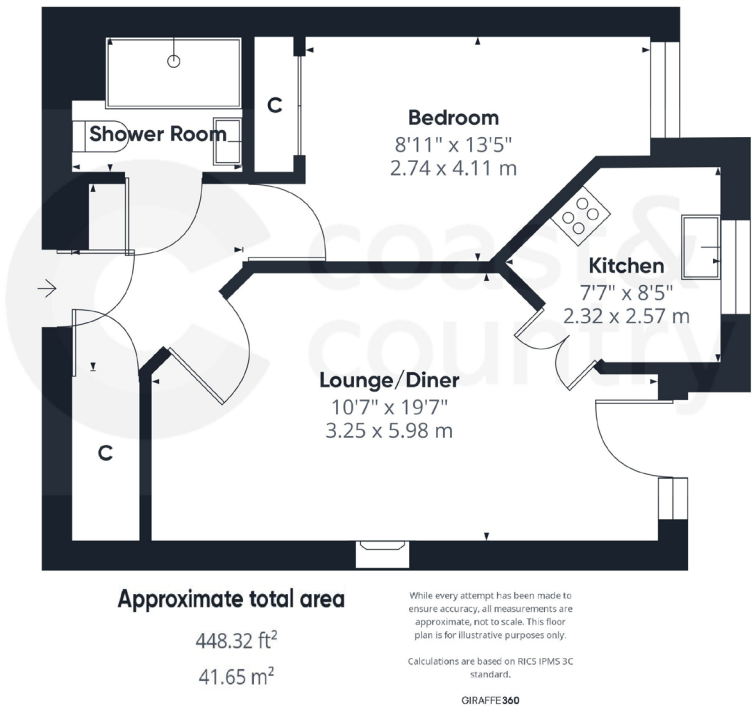
Well-tended communal gardens.

Parking:

By arrangement with the house manager.

Directions:

From the Penn Inn roundabout at Newton Abbot follow the A381, continuing straight ahead through two sets of traffic lights. Keeping in the right hand lane after the lights bear right for the train station (Station Road B3195). Pass the railway station on the right hand side and continue straight ahead at the war memorial junction heading into the town centre. Take the next turning right into Lemon Road. Follow the road along to the left into Marsh Road.



Agents Notes:

Council Tax: Currently Band C
Tenure: Leasehold
Lease: 125 years from 01/07/1999
Service Charge: Currently approximately £2,784.26 per annum
Review Period: Annually in April.
Ground Rent: Currently approximately £679.58 per annum
Age Restriction: Over 60s for single occupancy. For double occupancy, one must be 60 and the other must be at least 55.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	81 B
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.