



Newton Abbot

- Retirement Apartment
- One Bedroom
- Kitchen & Shower Room
- Completely Self-Contained
- Ground Floor - Next To Communal Garden
- Private Patio
- Development Manager
- No Upward Chain

Asking Price:
£115,000
Leasehold

15 D'Arcy Court, Marsh Road, Newton Abbot, TQ12 2AP - Draft

This purpose built retirement apartment is located on the ground floor of this highly respected development for the over 55's.

The development is situated on the level for Newton Abbot town centre and train station as well as Courtenay Park. Internal features include uPVC double glazed windows, built in oven and hob and mirror fronted wardrobes in the bedroom. The property is offered for sale with no onward chain.

Accommodation

Adjoining the communal garden at the rear the apartment has the benefit of its own door opening to a small patio from the living room which leads directly onto the garden. Smartly presented, having been recently redecorated and with new carpets, the apartment offers completely self-contained one bedroom accommodation with peace of mind offered by the development manager or central office available by emergency pull cords and an intercom system. Residents of D'Arcy Court also have use of a wide range of development amenities including a guest suite, resident's lounge where meetings etc. are also held, laundry and gardens.

Ground Floor

Entrance Hallway	with broom / linen cupboard
Living Room	20' 0" (6.1m) max x 10' 8" (3.25m) max
Kitchen	8' 7" (2.62m) x 7' 7" (2.31m)
Bedroom 1	13' 7" (4.14m) x 9' 0" (2.74m)
Shower Room	

Outside

Small patio accessed from the living room leading to the communal gardens.

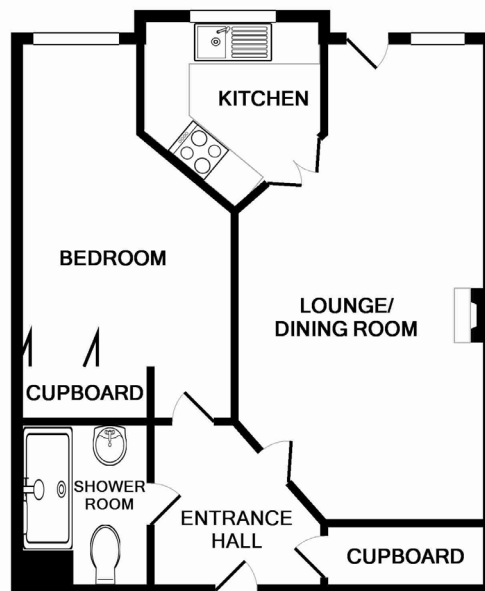
Council Tax Band:	Band C
Lease:	TBC
Charges:	TBC

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.

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.

Floor Plans - For Illustrative Purposes Only



TOTAL APPROX. FLOOR AREA 442 SQ.FT. (41.0 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. 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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