
SIMPLY GREEN
D'Arcy Court, Marsh Road, Newton Abbot, TQ12 2AP





Bedrooms: 1 | **Bathrooms:** 1 | **Receptions:** 1

- No Chain!
- Ground Floor Apartment w/ Private Entrance
- Principle Double Bedroom
- Sought-After Development
- Communal Gardens
- Well Proportioned Lounge & Kitchen
- Wet Room
- Ample Storage Spaces
- Communal Parking Available
- Lounge, Laundry Room, House Manager, Emergency Cord & Telecom Entry Facilities

Property Type: Ground Floor Flat

Council Tax Band: C

Tenure: Leasehold

Location

D'Arcy Court is ideally positioned just off Marsh Road, within easy, level walking distance of Newton Abbot town centre. A wide range of shops, cafés, restaurants, banks and everyday amenities are close at hand, making this a highly convenient location.

Excellent transport links are available nearby, with regular bus services and Newton Abbot railway station within easy reach, offering direct connections to Exeter, Torquay, Plymouth and London Paddington.

The area also provides access to pleasant riverside walks and green spaces, including Jetty Marsh Nature Reserve, while the South Devon coastline and Dartmoor National Park are both easily accessible for days out.

An ideal setting for those seeking town-centre convenience combined with access to nature and countryside.

Additional Information

Ground Rent: £680 PA Ground Rent.

Service Charge - £2606 PA

Both can be paid by Direct Debit

Lease: 125 years from 1st July 1999

Age Restriction: For single occupancy, over 60. For dual occupancy, one must be over

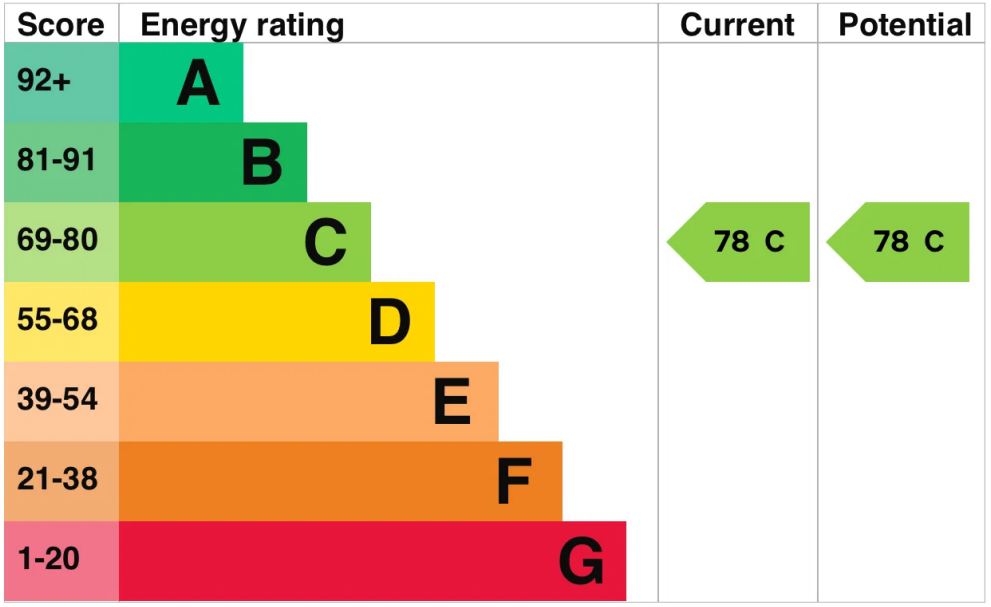

Russell Hobbs
Russell Hobbs











Accommodation

The apartment can be accessed either via its own private entrance or through the main communal entrance, leading directly to this ground floor residence.

The lounge is a well-proportioned, light-filled space featuring a UPVC door and double-glazed window overlooking the communal garden area to the front of D'Arcy Court.

The kitchen is well arranged with ample cabinetry and worktop space, incorporating an eye-level electric oven and electric hob, sink, and space for additional appliances. A window to the front provides natural light.

The principal bedroom is a comfortable double room with a large UPVC double-glazed window, multiple power points, and built-in wardrobe storage, offering ample space for bedroom furniture.

The wet room is designed for ease of access and comprises a level-access shower, wash hand basin, and WC.

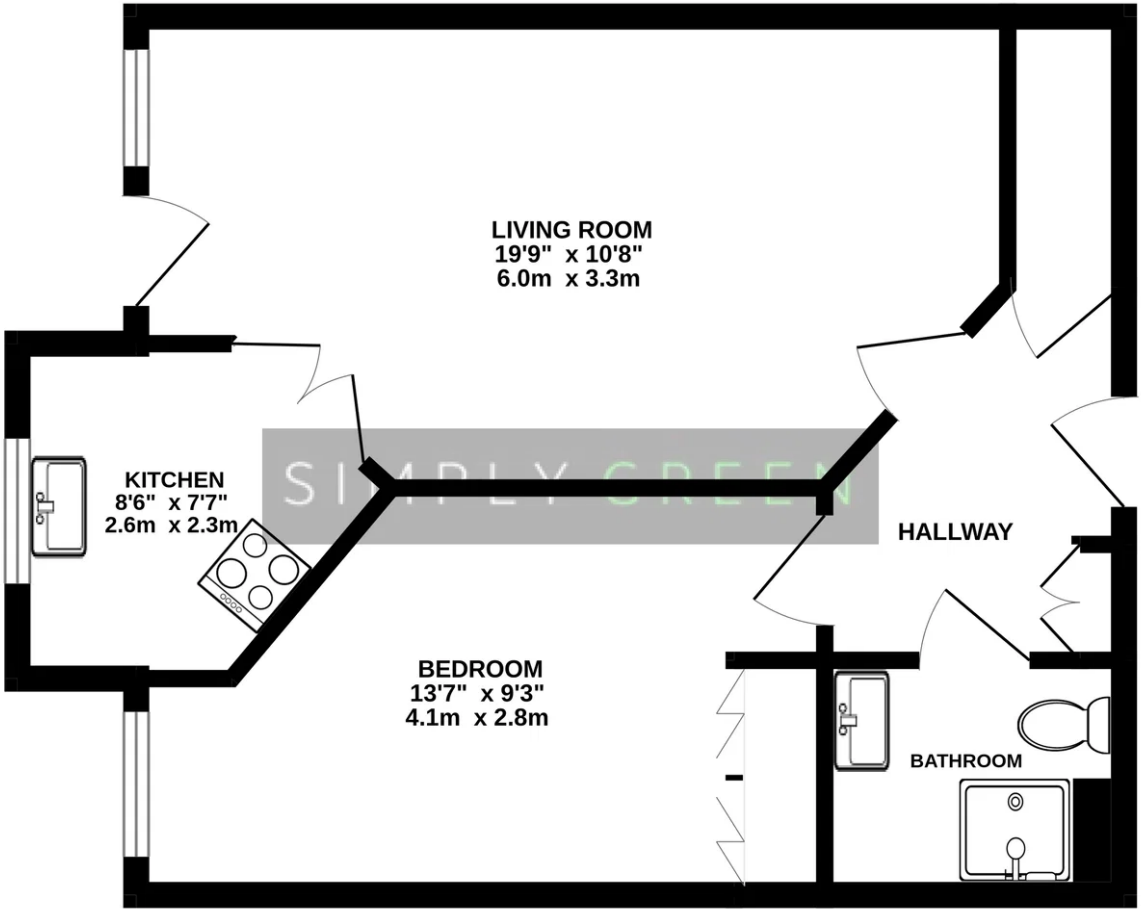
Additional storage is provided via a hallway cupboard and further cupboard spaces throughout the apartment.

Development Features

Residents of D'Arcy Court benefit from a range of excellent communal facilities, including:

- A welcoming residents' lounge for socialising and optional group activities
- Laundry room and well-maintained landscaped communal gardens
- House Manager and 24-hour Careline emergency assistance
- Secure telecom electronic door entry system
- Communal parking and bin store
- Convenient, level access to nearby riverside walks and Osborne Park

GROUND FLOOR



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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AND

1 FOR A LOCAL SOLICITOR IF YOU'D PREFER TO MEET FACE TO FACE

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WE WILL ALSO ARRANGE A QUOTE FOR A SURVEY ON YOUR ONWARD PURCHASE. GIVING YOU PEACE OF MIND TO MOVE FORWARD WITH NO UNEXPECTED SURPRISES!



AND AS FOR THE FINAL STEP, WE CAN HELP THERE TOO.

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For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.

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