



Courtenay Park Road

TQ12 2GZ

Offers In Excess Of  
£250,000

- Rare & Unique 1<sup>st</sup> Floor Apartment
- Two/ Three Bedrooms
- Master Dressing Room & En Suite
- Living Room
- Modern Kitchen/ Dining Room
- Views over Courtenay Park
- Walkable to Train Station
- Snug Reading Area





### PROPERTY OVERVIEW

In our opinion this is an excellent opportunity to purchase an individual, rare and unique first floor apartment offering spacious accommodation with many period style features and a contemporary feel in a sought after and convenient location.

Internal viewings are highly recommended to appreciate the delightful and tastefully presented accommodation and the apartment will appeal to a wide range of purchasers.

### LOCATION

Occupying a sought after location overlooking Courtenay Park, Park House enjoys easy access to the town centre, shops, markets, bus and mainline train station. There are several schools and doctors surgery closeby. Newton Abbot is a thriving market

town and offers an abundance of shopping and leisure facilities. There is access to the A380 which links to the Cathedral City of Exeter and the coastal resorts of Torbay. Dartmoor National Park is also within a short drive.

### PROPERTY DESCRIPTION

3 Park House is a spacious first floor apartment in the desirable Courtenay Park area of Newton Abbot. William Courtenay, Earl of Devon, commenced work on the Park in 1854. Along with the quintessentially English bandstand, expanses of grass and shady trees, modern features of the park include a sensory garden, ornate pond and fountain and a play area. The apartment would make an ideal 'lock up and leave' or permanent home and it is just a short walk from Newton Abbot Train Station which offers a high speed

main train line directly into London Paddington, Exeter and Plymouth. Newton Abbot town centre is also just a short walk away with a range of shops, supermarkets and leisure facilities. Converted to a high standard in recent years, the apartment enjoys some lovely views, not just over the park but also across roof tops towards parts of Dartmoor. The accommodation comprises communal entrance, entrance hall, kitchen/ breakfast room, snug, double aspect living room, office/ occasional 3rd bedroom, master bedroom with dressing area providing an array of built in wardrobes, master en-suite shower room, further double bedroom, storage cupboard and family bathroom/ wc. Enjoying private allocated parking and communal gardens, this is a lovely property full of charm and modern convenience and must be viewed to be fully appreciated.

## ENTRANCE

via timber Gothic arch door to;

## COMMUNAL ENTRANCE

window to side aspect. Individual post boxes. Step up and door to communal entrance hall. Door to rear access. Stairs raise to first floor

## ENTRANCE HALL

Spacious hall with doors radiating to principle rooms. Walk in storage cupboard with an array of shelves and a secondary cupboard housing immersion tank giving hot water to the property. Wall mounted storage heater. Telephone intercom entry system

## KITCHEN/BREAKFAST ROOM

Double timber glazed doors from the entrance hall.

Deep sill window with inset timber double glazed window to rear aspect. Matching wall and base units with roll edge worksurface. Inset one and a half bowl stainless steel sink with side drainer and mixer tap over. Built under oven with electric hob and wall mounted extractor hood. Tiled surround. Integral fridge and freezer. Integral washing machine. Room for farmhouse table and chairs. Coved ceiling. Tiled floor. Wall mounted storage heater.

## SNUG

Off the kitchen is a sunken snug reading area with feature glazing to three aspects, this is a retained feature of the original building and overlooks St Pauls Church. Coved ceiling.

## DOUBLE ASPECT LIVING ROOM

Double glazed timber windows to front aspect overlooking the communal grounds and Courtenay Park. Coved ceiling. Double glazed timber window to rear aspect with views towards St Pauls Church. Feature fireplace with mantle surround and inset electric fire. Twin wall mounted storage heaters. Door to;

## OFFICE/ OCCASIONAL 3RD BEDROOM

Stunning feature Gothic arch window to front aspect overlooking Courtenay Park. Coved ceiling. Wall mounted storage heater.

## MASTER BEDROOM SUITE

Spacious, light and airy bedroom with built in wardrobes. Double glazed timber windows to front











aspect overlooking Courtenay Park. Coved ceiling. Dressing area with twin double built in wardrobes providing hanging space and deep shelves. Door to;

#### **MASTER EN-SUITE SHOWER ROOM/ WC**

Walk in double shower cubicle with tiled surround. Wash hand basin. Low level Wc. Wall mounted vanity cabinet. Shaver point and wall mounted light. Tiled floor. Heated towel rail.

#### **BEDROOM TWO**

Double glazed timber window to rear aspect. Wall mounted storage heater. Coved ceiling.

#### **FAMILY BATHROOM/ WC**

Obscure glazed window. Matching suite comprising; panelled bath with separate shower over, pedestal

wash hand basin. Low level Wc. Tiled floor and surround. Wall mounted mirror.

#### **OUTSIDE**

#### **COMMUNAL GARDENS**

There are well maintained communal gardens to the front of Park House.

#### **ALLOCATED PARKING SPACE**

Off road allocated parking space located just near the main entrance (Number 12)

#### **ADDITIONAL INFORMATION**

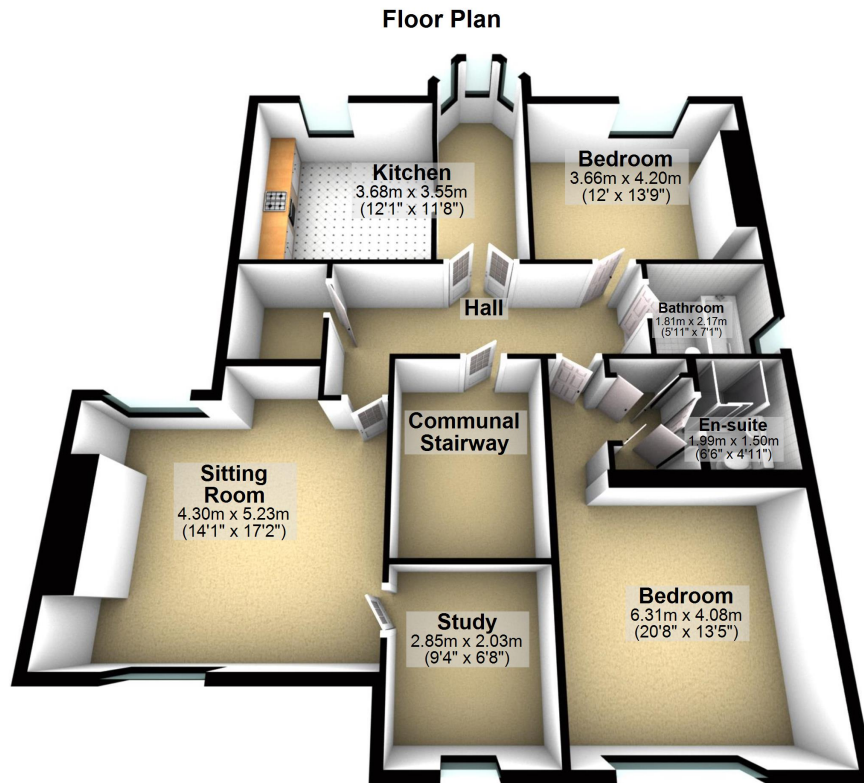
**Lease:** 999 years from 2006

**Service and Maintenance Charge:** £130 per month. (Covers buildings insurance, exterior grounds, communal cleaning and general maintenance - sinking fund in place) The exterior of the building has just been recently repainted.

#### **DIRECTIONS**

From the Penn Inn roundabout take the A381 into Newton Abbot. Follow the road through two sets of traffic lights, staying in the right hand lane. As the road bears around to the right, keep to the left. Turn left opposite the Railway Station onto Courtenay Park. The property can be found on the right hand side.





### COUNCIL TAX BAND

Tax band 'D'

### TENURE

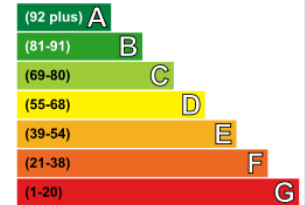
Leasehold with a share of the Freehold.  
The lease was 999 years from 2006.

### LOCAL AUTHORITY

Teignbridge District Council

### Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
60	79

### OFFICE

59 Queen Street  
Newton Abbot  
Devon  
TQ12 2AU

**T:** 01626 333427

**E:** [info@relocatehomes.co.uk](mailto:info@relocatehomes.co.uk)

**W:** [www.relocatehomes.co.uk](http://www.relocatehomes.co.uk)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements