



SIMPLY GREEN

Courtenay Park  
TQ12 2HB



## 2 BEDROOM APARTMENT

- ◆ No Chain
- ◆ Ground Floor
- ◆ Freehold Included Within Property Sale
- ◆ 2 Large Bedrooms
- ◆ Large Basement Space
- ◆ Private Rear Garden
- ◆ Desirable Location
- ◆ Close Proximity To Amenities
- ◆ Utility Room
- ◆ Additional W/C

Set in the desirable location of Courtenay Park, this two-bedroom ground floor apartment presents a rare opportunity to acquire a residence that blends rural feel with exceptional convenience. Ideally positioned within close proximity to the town centre, the property offers both tranquillity and accessibility. The accommodation boasts a generously proportioned lounge, a well-appointed kitchen, a separate utility room, a guest W/C, a stylish family bathroom, and two spacious double bedrooms. Additionally, the property benefits from an expansive basement spanning the full width and length of the apartment—offering excellent potential for storage or further development, subject to the necessary consents.





## Accommodation

Upon entering the property, you are welcomed into a central hallway that provides access to all principal rooms. The lounge, situated at the front of the property, is a bright and inviting space, featuring a large window that overlooks the front of the property. A charming mantle and electric styled log burner serves as a central focal point, adding character to the room.

Continuing through the hallway, you arrive at the kitchen, which has been modernised and offers ample cabinetry for storage. This well-appointed space enjoys views of the rear garden and includes provisions for a gas cooker and washing machine.

The property also benefits from a separate W/C, ideal for guests, along with a seperate utility area that provides additional storage for household and laundry essentials.

The family bathroom is generously proportioned, comprising a full-sized bathtub with overhead shower, pedestal wash basin, and a W/C.

The principal bedroom is particularly spacious and filled with natural light, creating a calm and airy atmosphere, ideal for relaxation. The second bedroom is also of good size and has an outlook over the rear garden.

## Basement

Descending to the lower level, you will find a substantial basement area offering excellent potential. Currently ideal for storage, this versatile space could be adapted to suit a range of needs, subject to any necessary planning permissions or approvals.





## External Features

The property benefits from a spacious private garden, which is accessible directly from the kitchen. This outdoor area also includes a patio, providing an ideal space for relaxation or entertaining.

## Agent Notes

The current vendor owns the freehold for the entire building, which consists of three self-contained flats across three floors. This freehold will be included in the sale and price of the ground floor flat.

## Location

Situated in the heart of Newton Abbot, this apartment boasts a coveted position within Courtenay Park. The property offers seamless access to an array of local amenities, including reputable schools, shops, and essential services, ensuring both convenience and an elevated lifestyle.

## Services

Main Gas, Mains Electric, Mains Water, Mains drainage.

## Local Authority

Teignbridge District Council

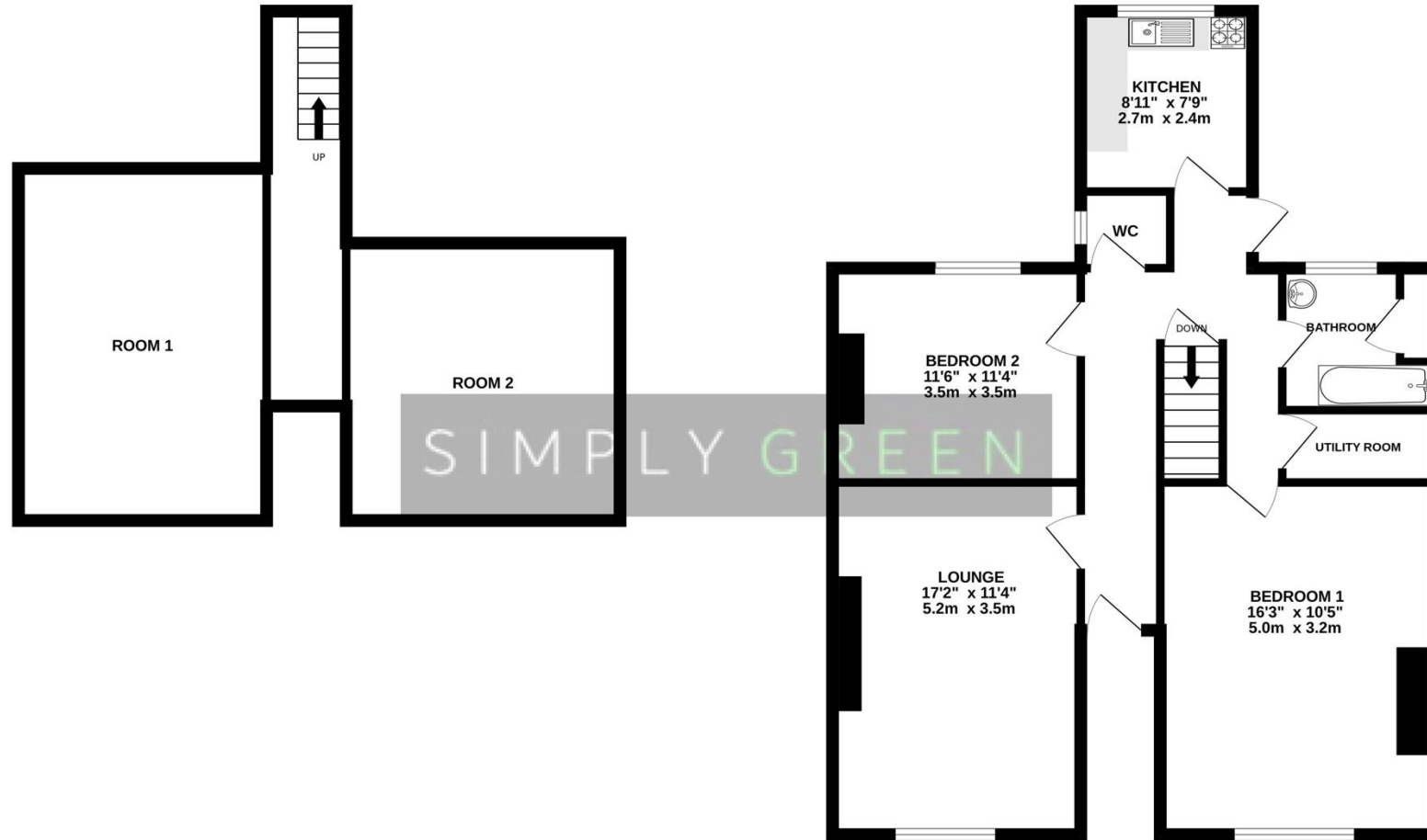




# FLOORPLAN

BASEMENT

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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