

A three-story semi-detached house with a bay window and a conservatory. The house has a brick chimney, a grey tiled roof with a skylight, and a front garden with a brick wall and a green bin. The house is surrounded by greenery, including a large bush on the left and a smaller bush on the right. The sky is blue.

SIMPLY GREEN

Abbotsbury Road, Newton Abbot, TQ12 2NT
Newton Abbot

Guide Price
£265,000



Bedrooms: 5 | Bathrooms: 2 | Receptions: 2

- No Chain!!
- Period Property config as 2 Flats
- Potential Family Home
- Private Parking
- Sought-After Location
- Well Proportioned Rooms
- Close to Local Amenities
- Investment Opportunity
- Converted Attic Room
- Tenure - Freehold

Property Type: Terraced House

Council Tax Band: A

Tenure: Freehold



Located within easy walking distance of Newton Abbot's vibrant town centre, this characterful no chain home is currently arranged as two self-contained apartments, offering versatility for buyers. Rich in period charm and original details, the property holds outstanding potential to be reimagined as a generous 4 to 5-bedroom family residence. Whether you're an investor seeking a rewarding project or a homeowner drawn to properties with heritage and personality, this unique opportunity invites you to bring your vision to life.





Ground Floor Accommodation (Ground Floor Apartment)

Positioned on the ground level, this stylish flat provides a practical living solution with broad appeal — whether for those downsizing, seeking step-free access, or looking to generate rental income. Inside, the property offers two well-proportioned bedrooms, a contemporary bathroom, and a sleek kitchen that flows into a bright, comfortable living space. Large windows invite in natural light, enhancing the calm and comfortable atmosphere throughout.

First Floor Accommodation (First Floor Apartment)

Occupying the upper levels of the property, this well-proportioned maisonette spans two floors and delivers a flexible layout ideal for family living or shared accommodation. The first floor hosts a large kitchen, a full bathroom, and two spacious double bedrooms, while the upper floor reveals a third bedroom tucked away in the loft space—perfect as a private retreat, home office, or teenager's haven. With its generous proportions and elevated position, this upper residence offers both comfort and seclusion, along with plenty of scope to tailor the space to your needs.

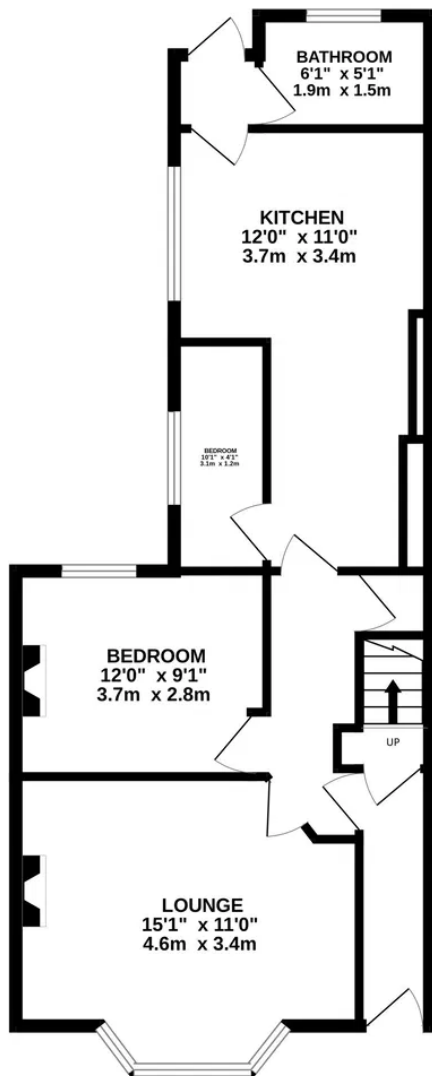
External Features

To the front of the property, There is an entrance providing access to the ground floor apartment, offering a welcoming first impression. To the right, a gated private patio leads to the entrance of the first-floor apartment. This secluded outdoor space serves as a delightful sun trap—ideal for al fresco dining, morning coffee, or simply unwinding in privacy.

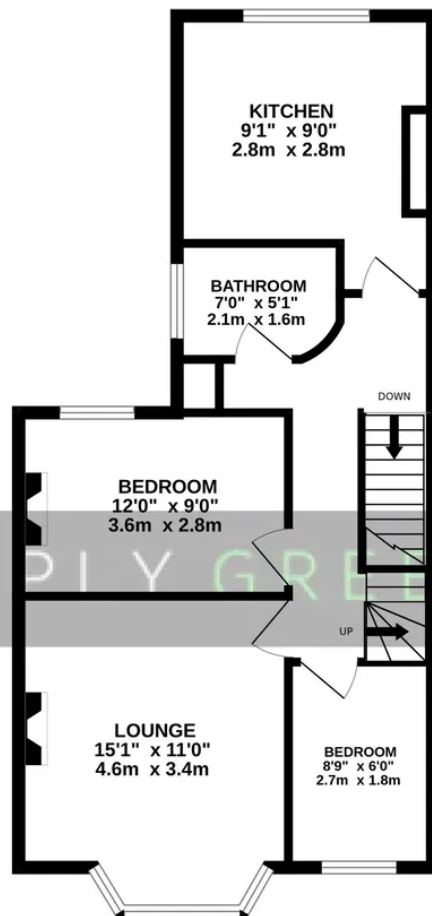
At the rear of the property, there is a dedicated off-street parking area, currently allocated to the ground floor apartment with convenient access via the rear entrance. Should the property be reconfigured into a single dwelling, this space would naturally serve as the main parking provision for the entire home.



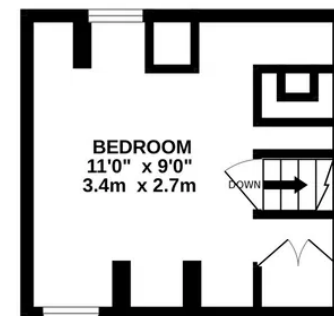
GROUND FLOOR



1ST FLOOR



2ND FLOOR



AT SIMPLY **GREEN**
WE WILL GIVE YOU TWO FREE
QUOTES FOR CONVEYANCING

**1 FOR AN ONLINE SOLICITOR,
PERFECT IF YOU ARE WORKING
THROUGHOUT THE DAY**

AND

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



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

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**IS YOUR CURRENT DEAL
REALLY THE BEST ONE
AVAILABLE?**

THIS FREE SERVICE COULD
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ON WHAT IS MOST LIKELY
YOUR BIGGEST
SPEND!



**AND AS FOR THE FINAL STEP,
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below to view all of the details
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