



CHECK OUT This GARDEN APARTMENT! Overlooking Courtney Park, in a Grade II Listed Victorian Conversion. Spacious DUPLEX Apartment, Ground Floor Accommodation, Basement Cellar, Rear Private Garden, Living Room, 2 Double Bedrooms, Bathroom & Kitchen. In Need Of Minor Refurbishment. Level access. Permit Parking.

27 Courtenay Park | Newton Abbot | TQ12 2HB







PROPERTY TYPE

Garden Apartment



SIZE

1,478 sq ft



LOCATION

Town



AGE

Victorian (1837 - 1901)



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Permit Parking



OUTSIDE SPACE

Garden, Large Garden,  
Patio



EPC RATING

E - 50



COUNCIL TAX BAND

B



### in a nutshell...

- Private Rear Walled Garden
- Grade II Listed Victorian Town House
- 2 Double Bedrooms
- Large Living Room + Window Shutters
- Kitchen Overlooking Garden
- Bathroom
- Basement Cellar Rooms
- NO CHAIN
- Overlooking Courtney Park







## the details...

CHECK OUT this GARDEN APARTMENT! Overlooking Courtney Park, in a Grade II listed Victorian conversion. Located just a short walk from Newton Abbot Town Centre, with all its Shops, Amenities & Bus Routes, you will also find Newton Abbot Train Station across the road from Courtney Park. Lots of local walks & ideal for strolls around the park, there is local Permit Parking available.

A traditional Victorian style tiled pathway sits central to a communal walled front Garden, leading to the communal Entrance Hall. This double fronted, Ground Floor Apartment, is duplex, with a large multi room basement/cellar giving valuable extra storage space.

Upon entering the Apartment, you will find the main Living/Dining Room on your left, overlooking the front, with timber framed windows & original style window shutters. This room has retained its coving & picture rail too. Rightwards you will find the main Bedroom, also overlooking the front, again with timber framed windows, window shutters, coving & picture rail.

As the property occupies the whole Ground floor, behind the Living Room, is the 2nd Double Bedroom, overlooking the Garden area. A modern Kitchen also has the main view of the private Garden along with a white Bathroom. A side door from the inner hallway leads out to the rear, walled & private Garden, a valuable extra space within the townscape of these types of properties. The basement cellar is also accessed via the inner hallway, by the Kitchen.

With vacant possession & no chain this would make an ideal Buy To Let or First Time Buy option. In need of minor refurbishment redecoration throughout, this is a spacious & unique home, with level access & with the scope of improvement, with a pleasant outlook.

Tenure: Leasehold 952 years remaining

Ground Rent: 2025: None – this is subject to review with a new management company.

Service Charge 2025: None – this is subject to review with a new management company.



## what the owner loves most...

“level access with beautifully kept gardens, as well as the being a short walk from the Town Centre and Train Station”

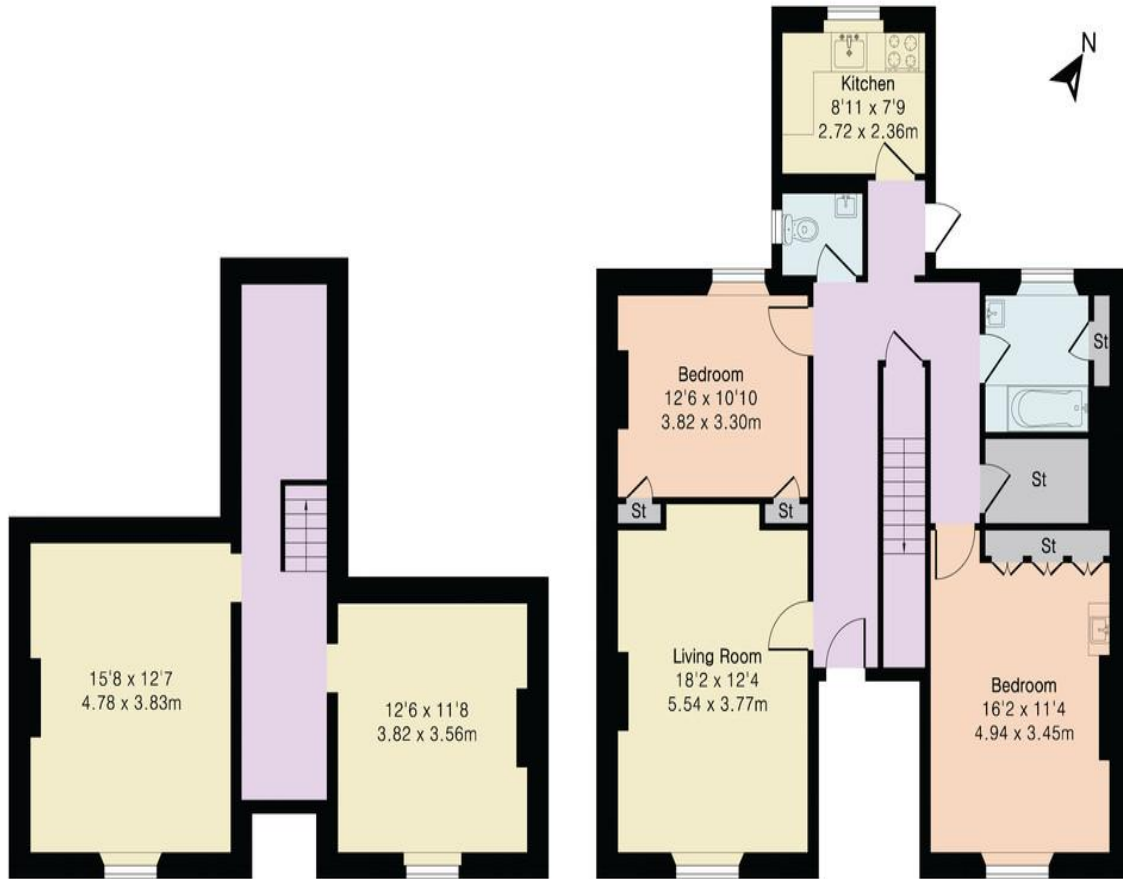


the floorplan...

**Approximate Gross Internal Area 1478 sq ft - 137 sq m**

Cellar Area 497 sq ft – 46 sq m

Ground Floor Flat Area 981 sq ft – 91 sq m



Cellar

Ground Floor Flat





## the location...

### Travel

Opposite Rail Station, Station Road  
0.08 mi • Bus stop or station

Rail Station, Station Road  
0.10 mi • Bus stop or station

The Avenue  
0.11 mi • Bus stop or station

Newton Abbot Rail Station  
0.09 mi • Train station

### Schools

All Saints Marsh Cofe Academy  
0.13mi •  
Good

Bearnes Voluntary Primary School  
0.21mi •  
Good

South Devon Utc  
0.32mi • Secondary

Please check Google maps for exact distances and travel times.

Property postcode: TQ12 2HB



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