



1a Keyberry Park, Newton Abbot

£375,000 Freehold

No Onward Chain • Spacious Lounge • Sunroom • Dining Room • Kitchen • Bathroom • Two Double Bedrooms • Ensuite
• Security Alarm System • Two Separate Garages

Contact Us...

📞 01626 365055

✉ newtonsales@chamberlains.co

📍 1 Bank Street
Newton Abbot TQ12 2JL


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the key to your home



Discover the charm of this semi-detached gem, nestled in a tranquil quarter-acre oasis. Originally constructed in 1923, this Arts and Crafts-style residence exudes timeless elegance and is offered for sale with no onward chain.

Situated in one of Newton Abbot's most sought-after residential areas, just a three-minute walk from Decoy Country Park, with its lakes and woodland, the property is within easy reach of local supermarkets, bus routes, and Newton Abbot town centre.

Positioned on a sun-kissed south-facing plot, 1a Keyberry Park offers complete privacy. The mature gardens meander gracefully, revealing secluded seating areas where you can unwind and enjoy the serenity. A small pond attracts a delightful array of garden birds, adding to the natural beauty.

Stepping inside, you'll be greeted by the grandeur of the 1920s. Decorative glazing, high ceilings, wide doorways, and oval brass door handles harken back to an era of craftsmanship. The house was thoughtfully divided into two dwellings in 1955, preserving its unique character.

The ground floor boasts a spacious sitting room that seamlessly flows into a sunny garden room. From here, you can soak in views of the lush garden and the surrounding area.

The former owner, an architect by profession, designed a single-storey rear kitchen extension beside the dining room, with the potential to combine these into one spacious kitchen/diner, subject to any necessary permissions.

Upstairs, two bedrooms await. The principal bedroom conceals an en suite bathroom cleverly accessed through sliding wardrobe doors. Downstairs, a ground-floor bathroom/utility caters to practical needs.

A spacious cellar offers abundant storage, presenting a blank canvas for the new owners vision. It could be transformed into a wine cellar, a hobby room, or extra storage space—the potential is limitless.

Please Note: Chamberlains advises potential buyers that most internal walls and ceilings contain asbestos cement (approximately 10% white asbestos, chrysotile). Homeowners can choose to leave it untouched or arrange for safe removal.

While this home retains its historic allure, it awaits a modern touch. Bring your vision and breathe new life into this character-filled residence.

Lounge - 16'4" x 14'2" (4.97m x 4.33m)

Conservatory - 11'11" x 7'7" (3.64m x 2.31m)

Dining Room - 14'1" x 13'1" (4.30m x 4.00m)

Kitchen - 15'3" x 7'10" (4.65m x 2.38m)

Bathroom - 9'2" x 5'7" (2.80m x 1.70m)

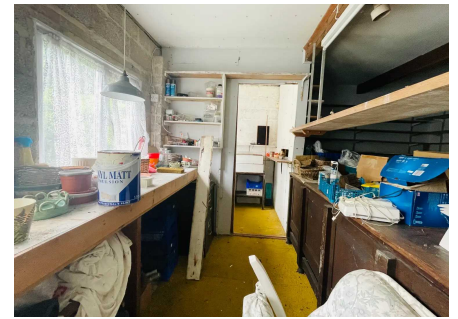
Bedroom - 11'10" x 9'6" (3.60m x 2.90m)

Bedroom - 11'11" x 9'6" (3.63m x 2.90m)

En-suite - 9'6" x 5'11" (2.90m x 1.80m)

Workshop - 16'5" x 15'0" (5.01m x 4.57m)

Cellar - 15'5" x 13'5" (4.70m x 4.10m)



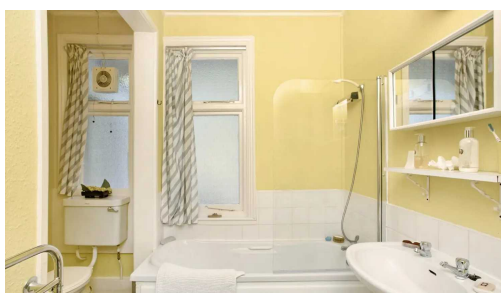
USEFUL INFORMATION

Broadband Speed up to 516Mbps (According to Virgin Media)

Teignbridge Council Tax Band - (£2,193 per year)

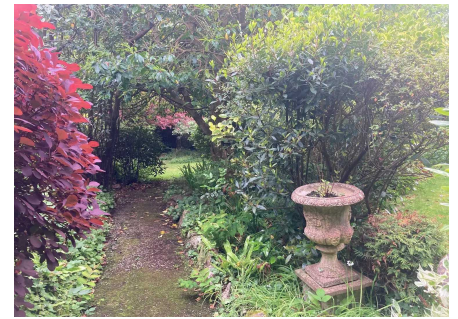
Mains Gas, Electric and Water all connected

The property is freehold



Garden

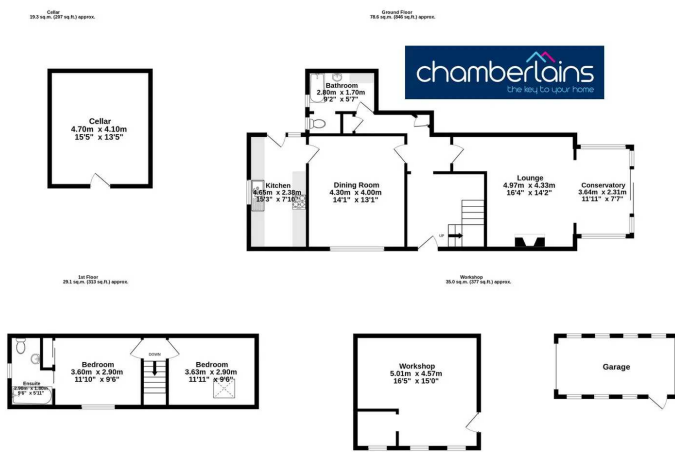
The gardens are a particular feature and have been designed to meander - opening out into a variety of seating areas, all of which are entirely secluded. A small pond attracts a host of garden birds, and mature planting was designed to provide year-round interest.



Garage

Single Garage

Driveway Parking for one vehicle

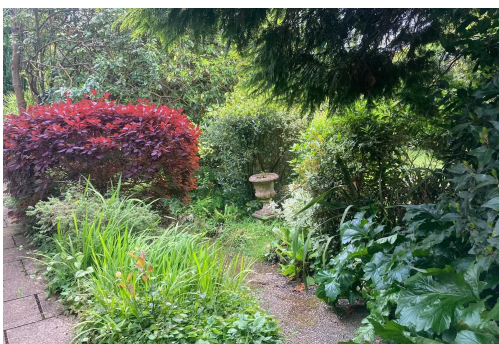


TOTAL FLOOR AREA : 162.0 sq.m. (1744 sq.ft.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC