



## 94 Abbotsbury Road, Newton Abbot

£285,000 Freehold

Period Property • Investment Opportunity • Currently Presented As Two Self-Contained Flats • Potential To Convert • 5 Bedrooms • Great Location • Off Street Parking • Close To Amenities and Schools

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This charming period property, situated just a short stroll from the bustling town centre of Newton Abbot, is currently split into two self-contained apartments but offers incredible potential for conversion back into a spacious 4/5-bedroom family home. Retaining many of its original features, the property presents an exciting opportunity for both investors and those looking to create a unique and character-filled home.

The ground floor apartment is a comfortable two-bedroom flat, ideal for tenants or those looking for single-level living. It features a bright and airy lounge, a well-equipped kitchen, a modern bathroom, and two bedrooms. The layout is both practical and functional, with plenty of natural light throughout, creating a welcoming and homely atmosphere.

The upstairs apartment is set out as a three-bedroom maisonette, spread over two floors. On the first floor, you'll find a spacious kitchen, a family bathroom, and two generously sized bedrooms. The second floor is a third bedroom, providing an excellent retreat or additional space for a growing family. This upstairs flat offers a wonderful sense of space and privacy, with the opportunity to make the most of what the property has to offer.

With some thoughtful reconfiguration, the entire property could easily be transformed back into a large family home with four or even five bedrooms, offering ample living space across both floors. Whether you choose to retain the current layout and use it as two separate rental units or convert it to suit your own needs, the property offers versatility, convenience, and potential.

Situated in a highly sought-after area close to local amenities, schools, and transport links, this property is a fantastic opportunity for those looking to invest in a property with character and considerable scope for improvement. It's a must-see for anyone looking to make their mark on a property in a central location with the potential to create something truly special.

Externally, the property benefits from parking at the rear, a valuable asset in this central location. Additionally, a small front garden and rear patio. The potential for both rental income and future capital appreciation makes this property an excellent choice for investors looking for long-term returns in a thriving and growing area. With its desirable location near schools, town centre amenities, and transport links, this property offers an exceptional opportunity to acquire a versatile property with strong rental demand.

## MEASUREMENTS

ENTRANCE PORCH - 12'09" x 3'07" (3.68m x 0.94m)

### GROUND FLOOR FLAT

LOUNGE - 15'08" x 11'04" ( 4.61m x 3.36m)

BEDROOM - 12'02" x 9'06" (3.66m x 2.76m)

BEDROOM - 10'07" x 4'06" (3.07m x 1.24m)

KITCHEN - 12'04" x 11'03" (3.67m x 3.35m)

BATHROOM - 6'07" x 5'05" (1.85m x 1.54m)

- Council Tax band: TBD
- Tenure: Freehold
- EPC Energy Efficiency Rating: D



### FIRST FLOOR FLAT

KITCHEN - 9'06" x 9'05" (2.76m x 2.75m)

BATHROOM - 7'00" x 5'09" (2.13m x 1.55m)

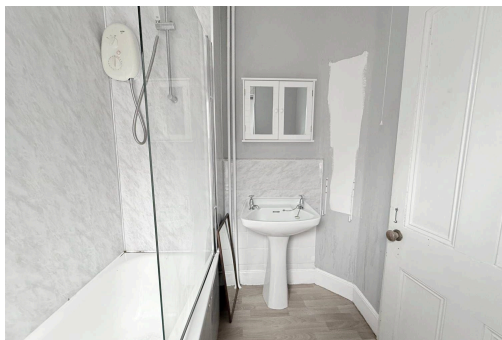
LOUNGE - 15'08" x 11'04" (4.61m x 3.36m)

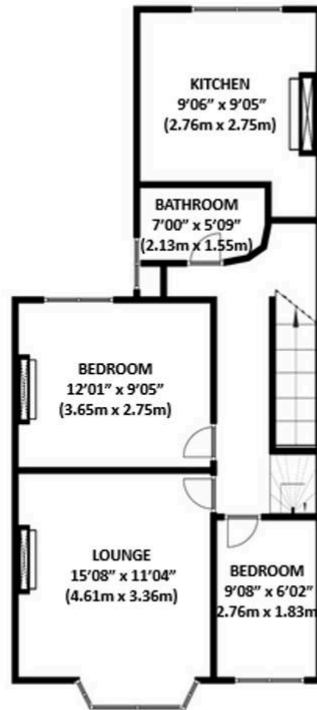
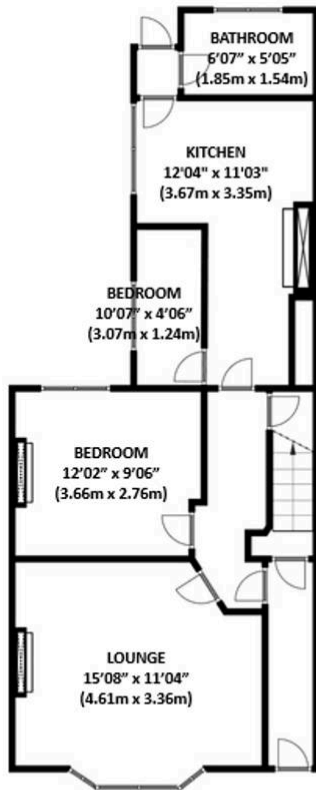
BEDROOM - 12'01" x 9'05" (3.65m x 2.75m)

BEDROOM - 9'08" x 6'02" (2.76m x 1.83m)

BEDROOM - 11'00" x 9'01" (3.35m x 2.74m)

Charming period property near Newton Abbot town centre offers 2 self-contained apartments with potential to convert to spacious, 5 bed family home. Ideal investment opportunity with parking and versatile layout.





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 will be taken for any error, omission or mis-statement. The plan is for illustration purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		