



26 Powderham Road, Newton Abbot

£395,000 Freehold

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Located on Powderham Road in Newton Abbot, this charming Victorian semi-detached property offers a unique investment opportunity. Currently configured as two spacious 2-bedroom apartments, this versatile home could easily be converted back into a four-bedroom house with minimal effort.

Each apartment comprises a lounge, a modern kitchen with a built-in electric oven, an inset 4-ring gas hob, and a stainless steel extractor canopy over. Both apartments also feature two bedrooms and a bathroom with a contemporary white suite. The property boasts generously sized rooms throughout, characteristic of its Victorian heritage.

Additionally, the large basement, accessible from within the ground floor, offers ample storage space or the potential to be converted into a one-bedroom apartment, complete with its own access from the rear garden. (Subject to Planning Permission)

USEFUL INFORMATION

Council Tax Band: BD

Council Tax Cost: £

Heating: Gas Central Heating

Outside, the property features a generous-sized rear garden with an area laid to lawn, perfect for children to play or for family gatherings. A wooden fence separates the gravelled driveway from the lawn, ensuring a safe and organised space. Additionally, there are steps leading down to the basement located under the house, adding extra convenience and storage options. The driveway, accessible through wooden double gates, offers ample parking space for 2 to 3 cars.

The property is located just a short walk from Newton Abbot town centre, which offers a range of amenities including supermarkets, shops, bars, and cafes. The town also benefits from a bus station, train station, and good road links in all directions.

Whether you're looking to maintain the current setup for rental income or convert it back into a single-family home, this property offers flexibility and potential for growth. This property is perfect for investors or those looking to create a spacious family home in the heart of Newton Abbot. Don't miss out on this unique opportunity!

ROOMS AND MEASUREMENTS

GROUND FLOOR

- LOUNGE - 12'02 × 12'02 (3.66m x 3.66m)
- KITCHEN - 6'11 × 14'03 (1.86m x 4.28m)
- BEDROOM 1 - 12'01 × 12'02 (3.66m x 3.66m)
- BEDROOM 2/DINER - 8'04 × 11'05 (2.45m x 3.37m)
- BATHROOM - 7'08 × 8'06 (2.16m x 2.46m)

FIRST FLOOR

- LOUNGE - 12'02 × 12'02 (3.66m x 3.66m)
- KITCHEN - 12'01 × 10'04 (3.66m x 3.06m)
- BEDROOM - 12'01 × 12'02 (3.66m x 3.66m)
- BEDROOM - 11'01 × 11'05 (2.44m x 2.45m)
- BATHROOM - 7'08 × 8'06 (2.16m x 2.46m)



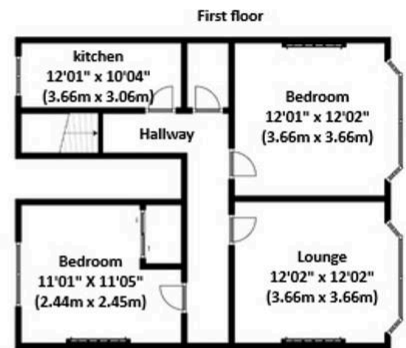
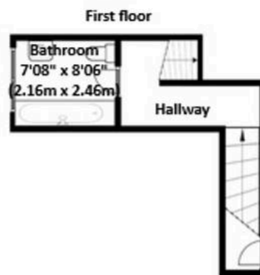
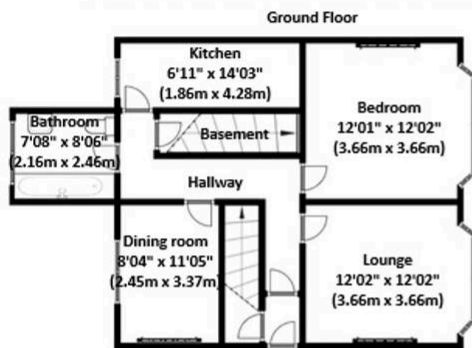
KEY FEATURES

- Unique Investment Opportunity
- No Onward Chain
- Victorian Semi-Detached Property
- Configured As Two Spacious 2-Bedroom Apartments
- Easily Converted Back Into a 4-Bedroom House
- Spacious Basement
- Off-Road Parking
- Gas Central Heating
- Upvc Double Glazed Windows
- Walking Distance Into Town





Current Floorplan



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.

