



8 Devon Square, Newton Abbot

Guide £350,000 Freehold

Video Walk-Through Available • Lots of Potential • Light & Airy Period Property • 2 Apartments Or 1 Substantial House • Neutrally Presented With Period Features • Garden • Close to Town Centre & Train Station • Gardens & Single Garage • Very Desirable Location • Ideal Investment Opportunity • Grade II Listed End-Of-Terrace Property





Offered for sale with two separate titles, the property is currently arranged as two self-contained apartments with their own entrances and central heating systems. A cellar/basement with internal staircase from the ground floor and external access door at the rear has excellent head height and has potential for conversion to further accommodation with planning permission granted in 2005 which has lapsed and would need to be reapplied for. The building could also be reinstated as one large house if required and subject to obtaining all consents and approvals.

Exclusive Devon Square was commissioned by the 11th Earl of Devon William Courtenay as a high-quality residential area to accommodate the population boom following the arrival of the Great Western Railway in 1846. Designed by William John Rowell for the Earl and featuring Italianate-style terraced houses the project was finished around 1862. Devon square surrounds St Pauls Church and its grounds which was constructed around 1861. Within a stones throw and bearing the 11th Earls name is picturesque Courtenay Park with its band stand and wide expanse of green space and mature trees with the towns mainline railway station on the opposite side. Devon Square is situated on the edge of the towns vibrant and well served town centre with its wide selection of shops, businesses, restaurants, bars and coffee shops.

Internally the accommodation in the main is light and airy with high ceilinged rooms typical of its period. Particularly to the ground floor some lovely original features such as ornate coving and window shutters have been retained.

The property has modest yet usable gardens, privately enclosed by natural green boundaries on all 3 sides. The location operates an on-road parking permit scheme through the local authority and at the rear boundary of the plot is a detached garage.

Agent's notes

The property is currently arranged as two individual apartments with separate entrances kitchens and bathrooms. These are on separate freehold titles. The conversion is historic and therefore no planning permission or building regulation consent is visible on the local authority website. We are not currently offering the apartments for sale separately. The current set up means that standard residential mortgage finance is unlikely to be available on this property. This makes it most suitable for cash buyers or those with access to specialist finance.

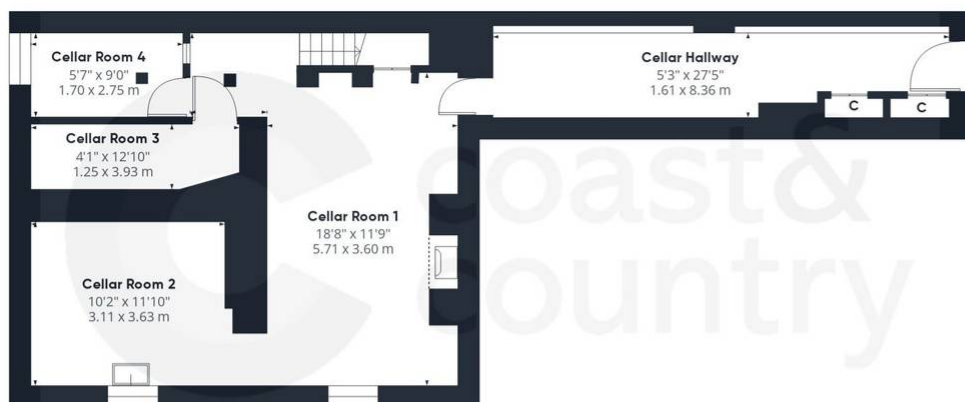
Council Tax: Both apartments currently listed separately as band C.

Tenure: Freehold.

Mains water. Mains gas. Mains drainage. Mains electricity.

Grade II Listed

EPC Energy Efficiency Rating: D



Lower Ground Floor



Ground Floor



Floor 1

Approximate total area

2603 ft²

241.8 m²

Reduced headroom

77 ft²

7.1 m²

Reduced headroom

..... Below 5 ft/1.5 m



Floor 2

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes $\pm$ 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.