

SIMPLY GREEN

**Church Road, Newton Abbot, TQ12 1AL**  
Newton Abbot

Guide Price  
**£425,000**

**Bedrooms:** 5

**Bathrooms:** 2

**Receptions:** 2

Offered with no onward chain, this detached residence occupies a prime position in the heart of Newton Abbot. A rare and versatile opportunity, the property will appeal to discerning investors as well as families seeking to create a substantial and characterful home.

Currently arranged as two self-contained flats—one occupying the ground floor and the other spanning the first and second floors—the property offers a generous and highly adaptable layout. Subject to the necessary consents, it presents excellent potential to be reconfigured into an impressive single-family residence. The scale and layout naturally lend themselves to multi-generational living, combining flexibility with the opportunity to create a cohesive and spacious home.

The accommodation comprises five well-proportioned bedrooms, multiple reception rooms, two fitted kitchens, and two bathrooms, in addition to three separate W.C.s and a ground floor utility room. Whether retained in its current arrangement or thoughtfully reimagined, the property offers both space and significant potential.

Conveniently located within a short stroll of local shops, a pharmacy, and bus links, the home is ideally positioned for easy access to everyday amenities while enjoying a well-connected yet relaxed setting.





### **Ground Floor Accommodation (Ground Floor Apartment 1)**

Upon entering, you are welcomed into a practical entrance vestibule—ideal for coats and shoes—leading through to the main hallway.

The principal reception room is bright and spacious, featuring a uPVC double-glazed bay window to the front along with a side aspect window, allowing for plenty of natural light. A characterful fireplace with mantel provides an attractive focal point.

There are two further generously sized rooms on this floor, currently utilised as bedrooms, though they could equally serve as additional reception rooms or dining spaces depending on requirements.

The kitchen is well-sized and fitted with a range of cabinetry, offering ample workspace along with room for informal dining. A useful utility area is located just off the kitchen, with space for a washing machine and tumble dryer, along with a separate W.C. and access to the rear garden.

Additional conveniences on this level include a further separate W.C. located off the hallway, as well as a bathroom positioned on the half-landing, fitted with a bath/shower and wash basin.

### **First Floor Accommodation (First Floor Apartment 2)**

Accessed via an external side staircase, the first floor offers a flexible layout with three well-proportioned rooms, currently arranged as bedrooms but easily adaptable to suit a variety of living arrangements.

There is a fitted kitchen on this level, complete with a range of cabinetry and integrated appliances, along with access to the outside. A modern family bathroom serves this floor, featuring a W.C., bath with shower over, and wash basin.

### **Second Floor Accommodation (Apartment 2)**

The top floor provides a particularly impressive space, currently arranged as a large principal bedroom or lounge. This room spans an excellent footprint, enhanced by Velux windows that offer far-reaching views and an abundance of natural light. Eaves storage further adds to the practicality of this level.

## External Features

To the front of the property, there is a car port (formerly a garage), along with access to both the main entrance and the side approach. Additional side access leads through to the rear garden.

The rear garden is of a good size and gently tiered, offering a combination of patio and lawn areas. With a favourable aspect, it enjoys plenty of sunlight and provides an ideal outdoor space for relaxation or entertaining.

## Location

Situated in central Newton Abbot, the property enjoys a highly convenient setting within easy reach of the town's wide range of amenities. Newton Abbot offers an excellent selection of shops, supermarkets, cafés, and restaurants, along with well-regarded schools and leisure facilities.

The property is ideally positioned for access to Newton Abbot's mainline railway station, providing direct links to Exeter, Plymouth, and beyond, making it particularly appealing for commuters. There are also regular bus services nearby and excellent road connections via the A380, linking swiftly to the M5 motorway.

Surrounded by the natural beauty of South Devon, the location also benefits from close proximity to Dartmoor National Park and the South Devon coastline, offering plenty of opportunities for outdoor pursuits and leisure activities.

## Additional

This exceptional property offers a rare level of flexibility, whether retained as separate apartments or transformed into a substantial single-family home. Its generous proportions and adaptable layout make it particularly well-suited to multi-generational living or those seeking a home with long-term potential.

Opportunities such as this are seldom available, and early viewing is strongly recommended to fully appreciate all that is on offer.

## Material Information – Subject to legal verification

Tenure – Freehold

Council Tax Bands –

Ground Floor: B

First Floor: B

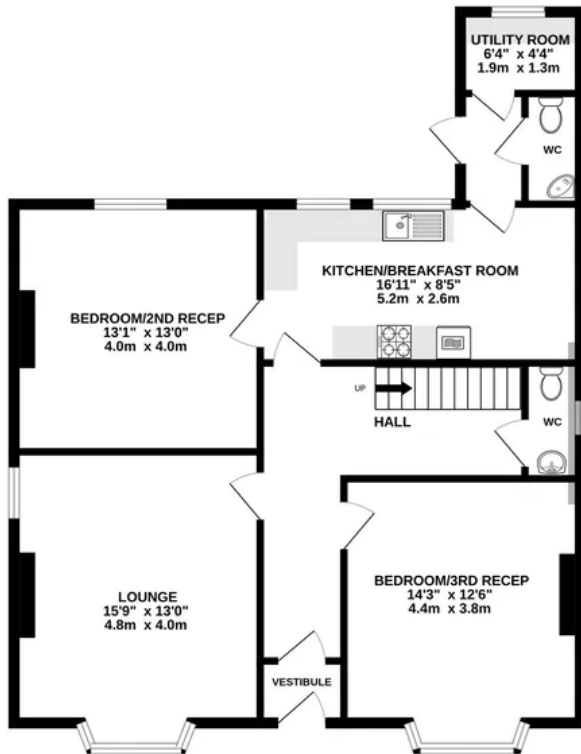
## Services

Mains Electricity, Mains Gas, Mains Water, and Mains Drainage.

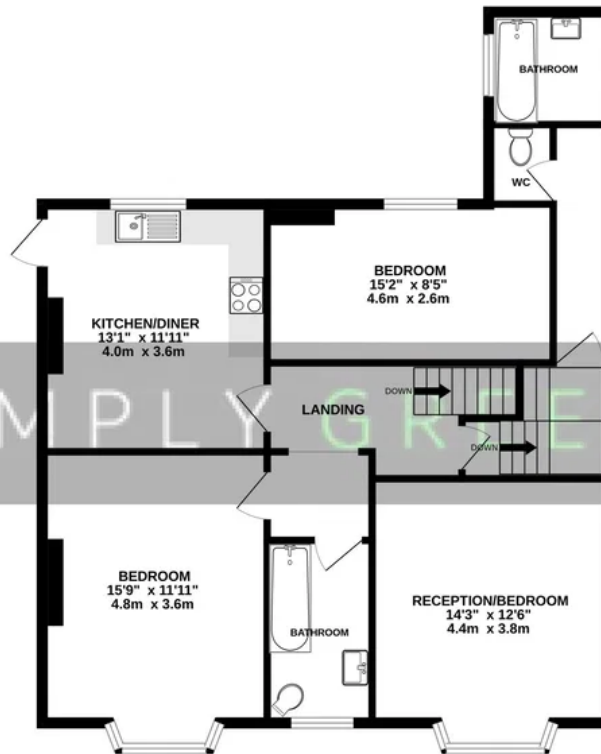




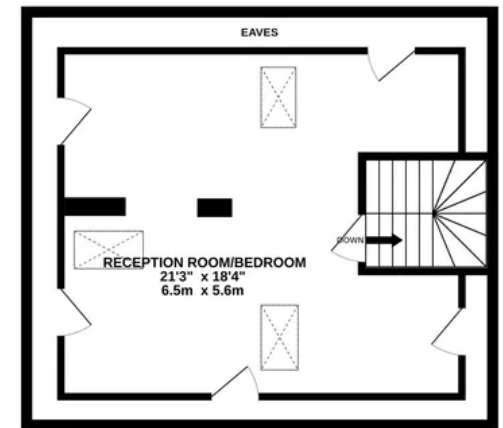
GROUND FLOOR (APARTMENT 1)



1ST FLOOR (APARTMENT 2)



2ND FLOOR



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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