



Courtenay Park



Courtenay Park

Courtenay Park, Newton Abbot

- Grade II Listed Victorian Semi
- Extensive Accommodation
- 7 Bedrooms
- 3 Reception Rooms
- Walled Rear Garden
- Gated Driveway Parking
- Prestigious Location
- Overlooking Courtenay Park

Guide Price:

£500,000

Freehold

EPC: TBC

7 Courtenay Park, Newton Abbot, TQ12 2HD - Draft

A wonderful grade II listed semi-detached Victorian Villa situated on prestigious Courtenay Park. Occupying an enclosed, fairly level plot, the property has a good sized walled garden to the rear and a gated driveway providing parking at the front.

Enjoying a lovely open aspect at the front across picturesque Courtenay Park with its bandstand and bowling green, the property is just a 300m walk through the park to the mainline railway station. A little further is Newton Abbot's vibrant town centre with an attractive blend of high street stores, coffee shops, restaurants and long-established independent traders.

Formerly used as offices and at one time a small care home, the property is now a single residence dwelling offering potential (subject to all necessary approvals and permissions) for a degree of remodelling if desired. Many original features are retained and, typical of the period, principal rooms have lofty ceilings and the reception hallway features a handsome turning staircase.

Accommodation

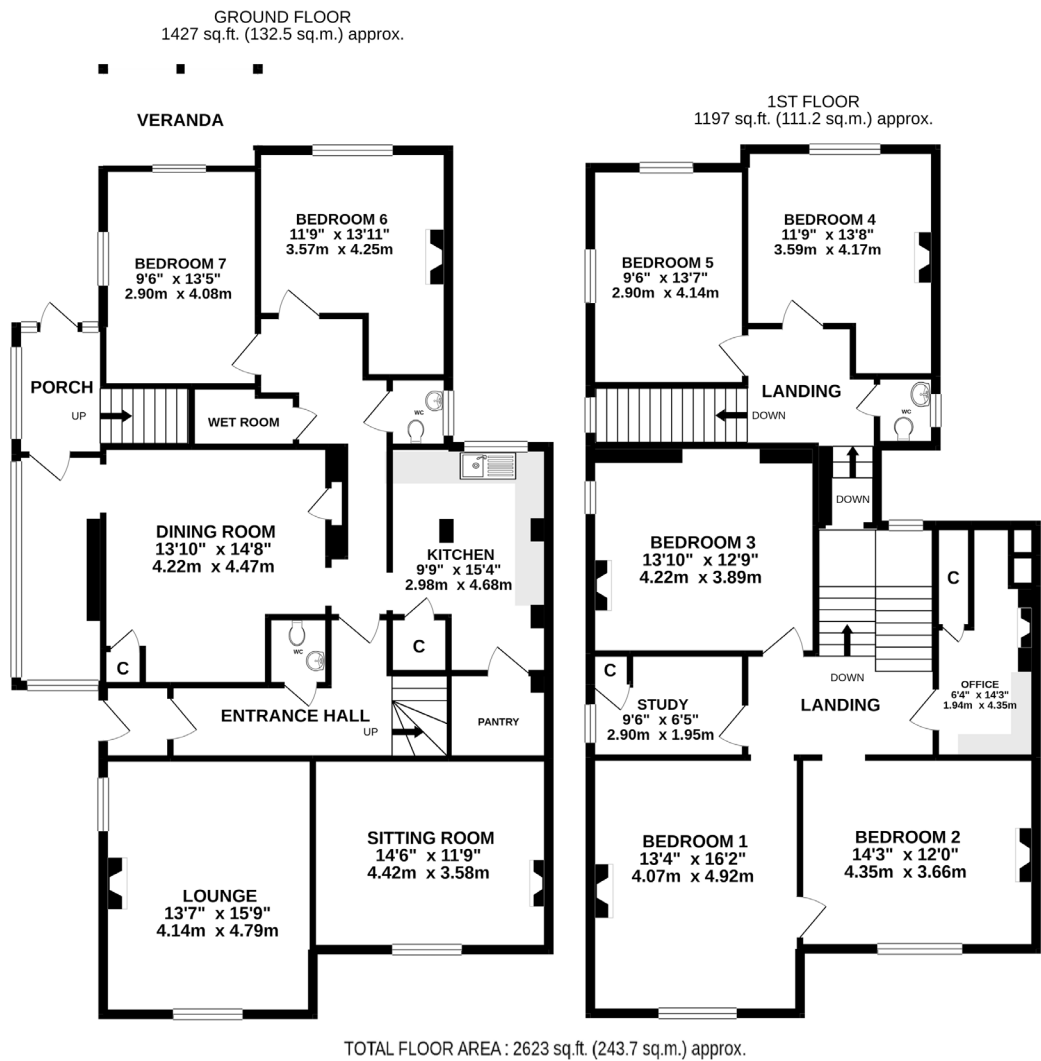
The accommodation is versatile with the ground floor offering 3 formal reception rooms, kitchen with larder and 2 additional rooms previously used as bedrooms 6 & 7. On the first floor and accessed from a spacious, part-galleried landing are a further 5 bedrooms, an office and separate study.

Outside

Lovely level enclosed plot with walled rear garden.

Parking

Gated driveway for 3-4 vehicles.



FLOOR PLANS

For Illustrative Purposes Only

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.
Made with Metropix ©2021

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 ± 0.1m





Agents Notes

Tenure

Freehold

Services

Mains Electricity. Mains Gas. Mains Water. Mains Drainage.

Local Authority

Teignbridge District Council

Council Tax

Currently Band: TBC

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

Directions

From the Penn Inn roundabout at Newton Abbot heading towards Newton Abbot (A381). Bear right at the fork in the road for the train station (B3195). Turn left just after the train station into Courtenay Park Road. Follow the road around and number 7 can be found near the end of the road on the right hand side

ENERGY PERFORMANCE RATING

Exempt as Grade II Listed