



Courtenay Park, Newton Abbot

7x  2x 

ENERGY RATING
N/R

- Video Walk-through Available
- Imposing Victorian Home
- 7 Bedrooms
- 3 Reception Rooms
- 2 Bath/ Shower Rooms
- Show-Stopping Interior
- Prestigious Address
- Ample Off Road Parking
- Front and Rear Gardens
- Grade II Listed

Guide Price:
£750,000
FREEHOLD

20 Courtenay Park, Newton Abbot, TQ12 2HB



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Situated in an enviable location enjoying views over Courtenay Park we are pleased to offer for sale this elegant semi-detached Grade II listed Victorian Villa which offers an abundance of character and charm. This beautiful period home has been sympathetically modernised and improved by the current owner and boasts feature fireplaces, original sash windows with window shutters, ornate coving, picture rails and high ceilings. The versatile accommodation is arranged over four floors and offers seven bedrooms, two stunning reception rooms, an extensively fitted kitchen/breakfast room, third reception/study/snug and two beautiful bath/shower rooms. There is a very useful cellar area with three rooms. Gas central heating is installed and outside the property sits on a large level plot providing a generous sized, landscaped and easy to maintain rear garden along with ample parking. Internal viewings come highly recommended of this stunning home to appreciate the spacious and versatile accommodation along with the character, charm and enviable location on offer.

Courtenay Park is one of Newton Abbot's premier addresses within a highly sought-after area overlooking Courtenay Park which is an open grassed area with band stand, bowling green and play park. Newton Abbot town centre is a short walk away with a wide selection of shopping and leisure facilities and has a mainline railway station with express link to the capital. Further excellent communication links include the A380 dual carriageway (approximately ½ mile away) to Exeter and the M5 beyond, and the A38 Devon Expressway (4 miles away) to Plymouth and Exeter.

The Accommodation:

A multi glazed entrance door and entrance porch with further multi glazed door to the conservatory with feature multi glazed windows overlooking the front garden and Courtney Park. From the entrance porch a part obscure glazed door leads to a spacious reception hallway with Laura Ashley tiled flooring, door to rear garden, stairs to first floor with storage under and stairs to the cellar, coats cupboard and cloakroom/WC with WC, wash basin and wall mounted gas boiler. The sitting room is a light and airy dual aspect room with multi glazed window to front and two further glazed sash style windows to side with window shutters, feature marble fireplace with open fire and ornate coved ceiling. The dining room has a walk-in bay window, recessed alcove, feature marble fireplace with tiled insert and hearth and ornate coving. The study/snug has a window to rear with shutters and feature fireplace with cupboards to either side. There is a stunning kitchen/breakfast room which is very spacious and dual aspect with window to rear and side. The kitchen is extensively fitted with omega country Rose style fitted with a range of base and wall units including glazed display cabinets with solid wood units and worksurfaces with tiled splashback, dresser, inset single drainer sink unit, Aga, integrated fridge/freezer and dishwasher and Laura Ashley tiled flooring. There is also a utility cupboard with plumbing for washing machine, space for tumble dryer above and glazed window.

From the hallway two staircases lead to the first-floor landing with a storage cupboard and where there are four bedrooms, master being a stunning room being dual aspect with windows to side and front enjoying pleasant outlook over Courtney Park with storage. Bedroom two has window to front enjoying pleasant views over Courtney Park. There are two further bedrooms with windows to side and rear. To the rear of the first-floor landing there is a bath/shower room with white suite comprising shower cubicle, low-level WC, pedestal wash basin, wood panelling to three walls, heated towel rail and obscure glazed sash style window. The main bath/shower room is a particular feature with freestanding bath, spacious corner shower cubicle, twin bowl vanity unit with marble top and splashback, wood panelling to walls, heated towel rail, two storage cupboards and window to rear.

On the second-floor landing there is a storage cupboard and three further bedrooms. The cellar has a cobbled flooring and provides two additional rooms suitable for storage/workshop areas.

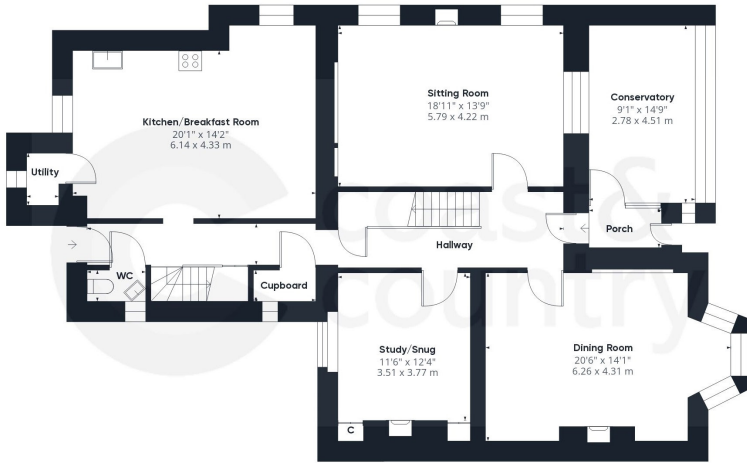
Outside:

Outside to the front there is a gate and path leading to the front door and lawned area with established shrubs. To the rear there is a landscaped area with central water feature and raised flower/shrub beds and off-road parking for several cars with remote control electric wooden double gates to rear access road.

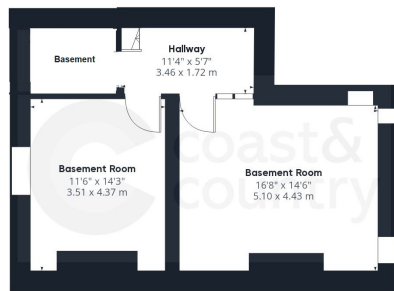
Directions:

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 and the property can be found on the right hand side.

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Ground Floor



Basement



Floor 1

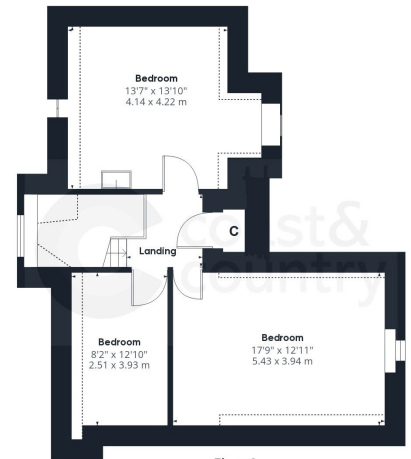
Approximate total area

3593.52 ft²
333.85 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 2

Agents Notes:

Council Tax: Currently Band F

Tenure: Freehold

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

This property is Grade II Listed.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

This property is Grade II listed and therefore exempt from requiring an EPC.

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.