



## Courtenay Park, Newton Abbot

- Video Walk-through Available
- Superb Duplex Apartment
- 2 Double Bedrooms (1 en-suite)
- Lounge with Wall Lights
- Kitchen/diner & Family Bathroom
- Separate Walk-in Closet
- Prestigious Address
- Allocated Parking Space

Guide Price:

**£250,000**

Leasehold

EPC: D64

# 1 Park House, Courtenay Park Road, Newton Abbot, TQ12 2GZ

Situated in prestigious Courtenay Park is this superb duplex apartment with its own private entrance. Offering style and space, the property has an up-to-the-minute interior, teamed with high-ceilinged rooms, typical of a period property.

Converted from a larger period house into just a handful of individual apartments some years ago, the property forms part of the Lethbridge Court development and has use of the communal gardens and an allocated parking space.

Situated on Courtenay Park, itself on the edge of Newton Abbot's vibrant town centre, the property is virtually on the level for a wide range of amenities including a good selection of restaurants/bars, coffee shops, both high street branded shops and long-established independent traders. For the commuter, Newton Abbot's mainline railway station is situated just 2 minutes' walk away on the other side of the park and within a mile is the Penn Inn Roundabout with access to the A380 link road south to Torbay and north to Exeter and the M5 beyond.

## The Accommodation

Stepping inside, the accommodation is immaculately presented. A large gothic-style entrance door opens to an entrance hallway with stairs to the first floor. Of reverse level design, off the hallway are 2 double bedrooms, the principal with a good-sized en-suite shower room with oversized shower cabinet, WC and basin with part complimentary wall tiling and underfloor heating. Bedroom 2 has its own walk-in closet, fitted out with rails and shelving and has a door to the spacious family bathroom, again with modern suite, tiling and underfloor heating, and also has a door back to the hallway.

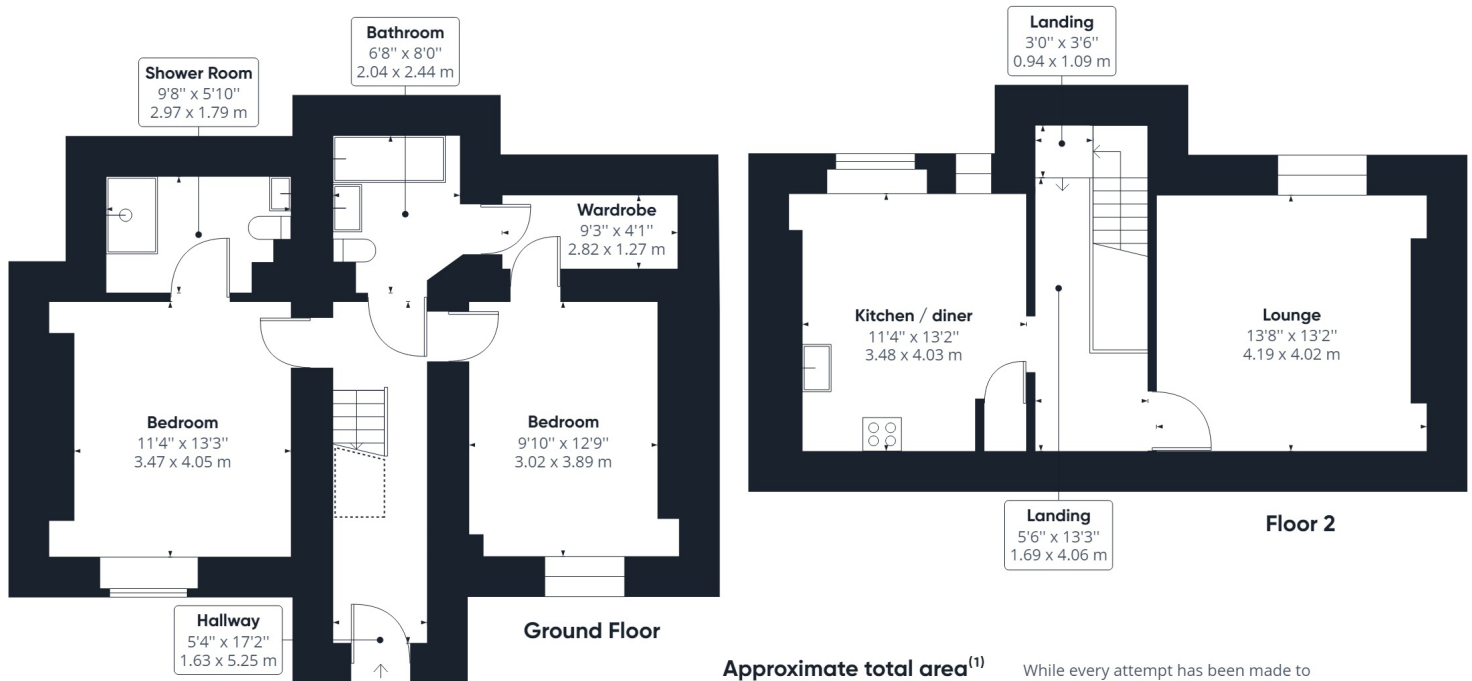
The first floor is home to the living accommodation with a good-sized lounge with wall lights and high ceilings and a superb kitchen/diner with tiled floor, selection of cabinets, integrated oven, hob and hood and dishwasher. There is also plenty of room for a dining table and chairs.

## Outside

Use of communal gardens, mainly laid to patios and gravel beds.

## Parking

Allocated space within the car park.



Approximate total area<sup>(1)</sup>

953.24 ft<sup>2</sup>

88.56 m<sup>2</sup>

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

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## FLOOR PLANS

For Illustrative Purposes Only

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





## Agents Notes

### Tenure

Leasehold  
 Length: 999 years from 29/9/2005  
 Maintenance Charge: Currently £160 pcm. (January 2024)  
 Review Period: Annually

### Services

Mains water. Mains drainage. Mains electricity.

### Local Authority

Teignbridge District Council

### Council Tax

Currently Band D

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

## Directions

From our Queen Street office turn left into Prospect Terrace. At the top of the road turn left onto East Street. Turn left into Devon Square. Follow the road around to the right and turn left at the junction. Park House can be found on the right, opposite the church.

## ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		