

# ABSOLUTE

SALES & LETTINGS



Taplow Court, Middle Warberry Road, Torquay, TQ1 1RN

**Guide Price: £495,000**

**Tenure: Freehold**



# Taplow Court, Middle Warberry Road, Torquay, TQ1 1RN

A superbly presented 3 bedroom detached bungalow, located in a tucked away position within the heart of The Warberries

- Occupying a sought after location in The Warberries
- Spacious sitting room
- Open plan kitchen/diner with superbly fitted kitchen having built in appliances
- 3 double bedrooms, with the master bedroom having superb 4 piece en-suite bathroom/WC
- Further modern fitted bathroom/WC
- uPVC double glazing and gas central heating
- Ample driveway parking
- Level front garden and courtyard style enclosed rear garden
- Useful timber built workshop and storage area plus summer house and outside lights
- EPC - D / Council tax band - D



A spacious and superbly presented three bedroom detached bungalow in the sought after area of the Warberries...

The Bungalow at Taplow Court occupies a tucked away position in a highly regarded Warberries location and has spacious living accommodation on one level that briefly comprises of an entrance vestibule, reception hallway, spacious sitting room with access through to the open plan kitchen/dining room with built in appliances and bi-folding doors leading to the rear courtyard style garden. There are three double bedrooms with the master having a superb 4 piece en-suite bathroom/WC, with a further modern fitted family bathroom/WC. The property benefits from the installation of uPVC double glazing and gas central heating.



Outside there is ample driveway parking, a useful timber built workshop and storage area. The front garden is level and laid largely to lawn with a central path giving access to the front door. There are french doors from the sitting room which open onto the front patio area, ideal for al fresco dining. A timber gate gives access down the side of the property to the rear garden which is a courtyard style and laid for ease of maintenance with flower beds bordering and a useful timber built summer house.

Located in the heart of The Warberries and close to Wellswood village with its excellent parade of shops including a post office, hairdressers, delicatessen and boutique shops. There are a handful of well regarded primary schools to hand which include Ilsham Academy and Warberry Academy. St Matthias Church is in the village along with easy access to the stunning Meadfoot beach. A local bus service runs to Torquay town centre, seafront and deep water marina.



What3Words  
 UPRN:  
<https://what3words.com/entry.could.model>

### Ground Floor

Approx. 116.5 sq. metres (1254.4 sq. feet)



Total area: approx. 116.5 sq. metres (1254.4 sq. feet)

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