



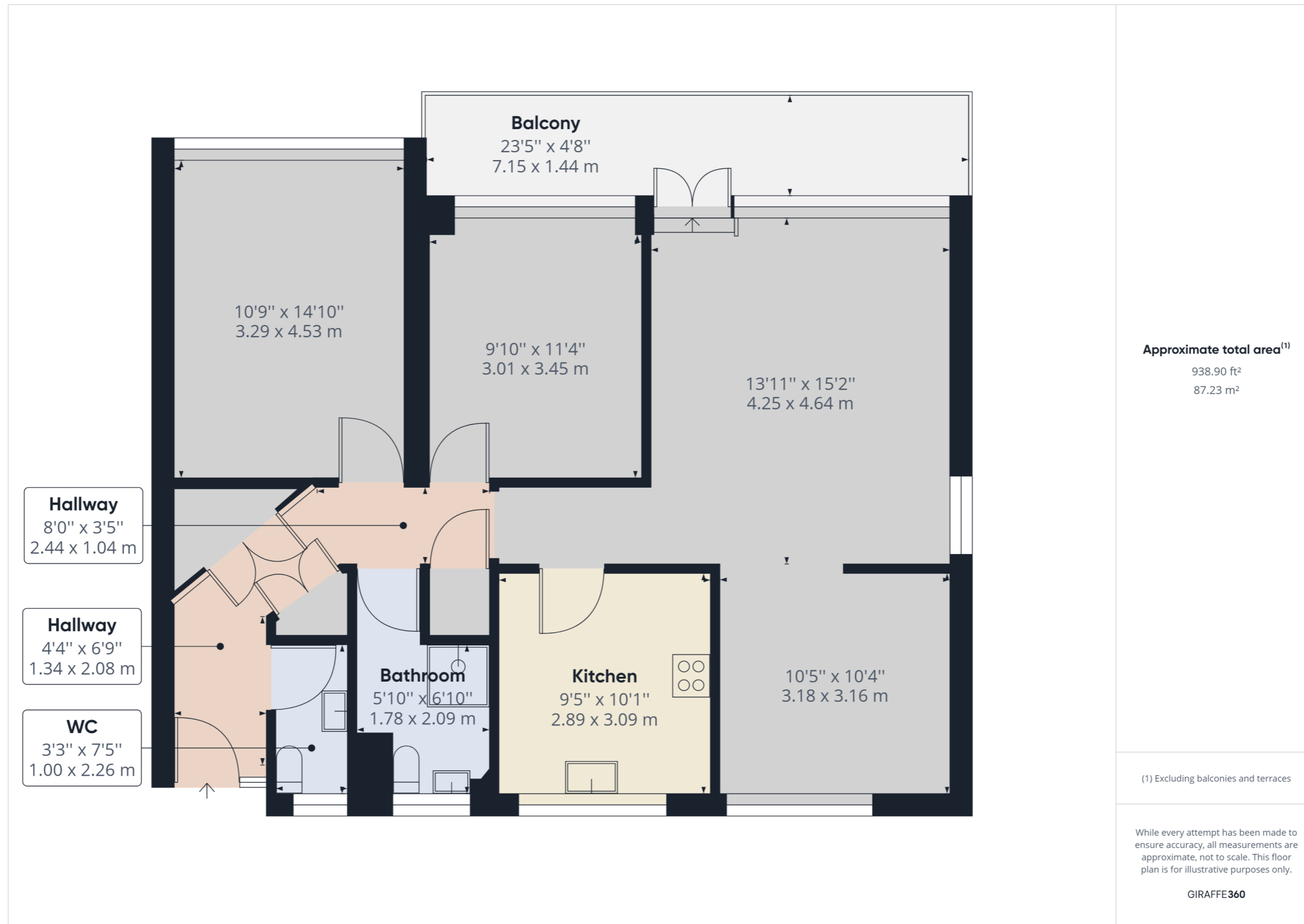
Ridgewater

Local • Independent • Experts

2 Bedroom Apartment for Sale in Southwood Court, The Warberries

£249,950

FLOOR PLAN



DESCRIPTION

This two bedroom/two reception apartment is situated on the second floor of the building and enjoys pleasant outlooks over the beautifully maintained communal gardens and open views across the surrounding area with sea views across Tor Bay and the surrounding coastline towards Brixham and Berry Head. The apartment enjoys the benefit of a large balcony approached from the lounge and a single garage close by. The bright and spacious accommodation has been recently fully refurbished throughout including a brand new kitchen, shower room and cloakroom. Among many other improvements the property has been newly re-decorated and has new floor coverings and carpets and there are new Creda aluminium radiators making the apartment ready to move in to.

The local Wellswood Village is easily accessible where selection of shops, restaurants and pub can be found. For a more comprehensive range of amenities, the Torquay town centre, harbourside and marina and beaches are positioned at the base of the hill.

Accommodation.

The property is approached from the car parking area to the rear at first floor level. Main front door with an entry phone lead to a shared hall with stairs or a lift to the second floor.

A new oak style part glazed door with an obscure glazed side window leads to the

Long L-shaped Entrance and Inner Hall. Coved ceiling. Dado rail. Creda aluminium radiator. Entryphone handset. Double doors to a walk in storage cupboard. Part mirrored double doors to a large cloaks/storage cupboard with mirrors to either side. Large airing cupboard with shelving and a Telford Tempest hot water cylinder.

Cloakroom/WC 7'5" x 3'3" (2.26m x 1.00m). Newly fitted with a white suite comprising a WC with a concealed cistern and side shelf. Wash basin in a vanity unit and an additional matching cupboard. Extractor fan. Fully tiled walls. Wood effect floor tiles. Obscure double glazed window.

Lounge 15'2" x 13'11" (4.64m x 4.25m). Featuring full width double glazed windows and patio doors opening onto the balcony and enjoying pleasant outlooks over the beautifully maintained communal gardens and open views across the surrounding

area with sea views across Tor Bay and the surrounding coastline towards Brixham and Berry Head. Additional double glazed window to the side. Coved ceiling. Wall lighting. Modern log effect electric fire. Creda aluminium radiator. A wide ornate archway opens through to the

Dining Room 10'5" x 10'4" (3.18m x 3.16m). Large double glazed window giving a tree lined outlook to the rear over the grounds, garaging and surrounding area. Coved ceiling. Creda aluminium radiator.

Balcony 23'5" x 4'8" (7.15m x 1.44m). The long balcony is southerly facing with a glazed guard rail, tiled floor and light. Lovely views are enjoyed over the beautifully maintained communal gardens and open views across the surrounding area with sea views across Tor Bay and the surrounding coastline towards Brixham and Berry Head.

Kitchen 10'1" x 9'5" (3.09m x 2.89m). Newly refitted with an excellent range of units comprising floor base cupboards and drawers with wood block effect worktop areas and an inset one and a half bowl sink unit with a mixer tap. Matching wall cupboards. Wine rack. Integrated fridge/freezer and washing machine. Neff electric hob and oven with a stainless steel cooker hood. Tiled surrounds and wood effect floor tiling. Inset ceiling lights. Large double glazed window giving a tree lined outlook to the rear over the grounds, garaging and surrounding area.

Bedroom 1 14'10" x 10'9" (4.53m x 3.29m). Featuring full width double glazed windows enjoying pleasant outlooks over the beautifully maintained communal gardens and open views across the surrounding area with sea views across Tor Bay and the surrounding coastline towards Brixham and Berry Head. Coved ceiling. Wall lighting.

Bedroom 2 11'4" x 9'10" (3.45m x 3.01m). Featuring full width almost floor to ceiling double glazed windows enjoying pleasant outlooks over the beautifully maintained communal gardens and open views across the surrounding area with sea views across Tor Bay and the surrounding coastline towards Brixham and Berry Head. Coved ceiling.

Shower Room/WC 6'10" x 5'10" (2.09m x 1.78m). Newly fitted with a white suite comprising a WC with a concealed cistern. Wash basin in a vanity unit and an additional matching cupboard. Glazed shower cubicle with a chrome mixer

shower. Extractor fan. Shaver socket. Chrome heated ladder style towel rail. Electric fan heater. Inset ceiling lights. Fully tiled walls. Wood effect floor tiles. Obscure double glazed window.

Outside.

Single Garage number 13 located opposite the main entrance door.

The property is accessed from a sweeping driveway up to the garages, visitors parking and communal entrance. An intercom system on the communal entrance allows access to the block and to the flat from the parking area.

Lovely well maintained and landscaped communal gardens which are laid to lawn and surrounded by established shrubs and trees.

General. Leasehold. Residue of 999 year lease from 1961. Service Charge Currently £1,847.97 per annum. The property is managed by Crown Property Management.

Council Tax Band C (£1895.78 2023/24).

Energy Performance Rating Band E.

Consumer Protection from Unfair Trading Regulations 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.

PHOTOS





Paignton Office

Ridgewater Sales & Lettings

1 Manor Corner Preston TQ3 2JB

Tel: 01803 525 100

Web: www.ridgewater.co.uk

Email: enquiries@ridgewater.co.uk



Torquay Office

Ridgewater Sales & Lettings

79 Babbacombe Rd Torquay TQ1 3SR

Call: 01803 525 100

Web: www.ridgewater.co.uk

Email: enquiries@ridgewater.co.uk

Consumer Protection from Unfair Trading Regulations 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.