Middle Warberry Road
Warberries, Torquay
£165,000 Leasehold

- RECEPTION HALL
- SITTING ROOM
- KITCHEN/BREAKFAST ROOM
- DOUBLE BEDROOM
- SHOWER ROOM
- GARAGE
- COMMUNAL GARDENS
- CAR PARK FOR RESIDENTS & VISITORS
- BEAUTIFULLY PRESENTED

Open views across the surrounding area are enjoyed from this first floor APARTMENT, forming part of an established purpose built development set on the desirable wooded slopes of the Warberries. The beautifully presented apartment has been fully refurbished decorated throughout in with a modern colour scheme. The communal lawned gardens are available for all residents and a garage provides secure parking or excellent storage space.

Torquay's bustling harbourside, yacht marina and town centre lye at the base of the hill and the local amenities at Wellswood Village can be found just past the end of Middle Warberry Road offering a selection of shops, restaurants and pub.
OWNER INSIGHT
"As soon as we viewed the property we loved it, the beautiful views over Tor Bay are stunning. The apartment is lovely and bright, especially in the afternoons and warm and cosy in the winter months".

STEP INSIDE
A footbridge approach leads to the secure communal entrance from where stairs descend to one floor below entrance level. A private front door opens to the RECEPTION HALL with high quality wood effect flooring and large walk-in storage cupboard with lighting. The SITTING ROOM is a nice bright room with large double glazed window to the rear overlooking the communal gardens and enjoying SEA VIEWS into Tor Bay. The KITCHEN is fitted with a range of modern, high quality units and Korean working surfaces with inset sink unit. Two fitted electric ovens, five ring ceramic hob with cooker hood over, integrated washing machine, dishwasher, wine cooler and space for American style fridge/freezer. Airing cupboard housing the hot water cylinder. Breakfast Bar and double glazed window. DOUBLE BEDROOM with double glazed window also enjoying SEA VIEWS into Tor Bay. Large built-in wardrobes.

SHOWER ROOM, fitted with a contemporary suite of large shower cubicle with mains fed shower fitted, wash hand basin with drawers beneath and WC. Part tiled walls, ladder style heated towel rail and obscure double glazed window.

STEP OUTSIDE
Communal gardens situated to the front and rear of the development for the enjoyment of all residents.

This apartment benefits from a GARAGE, No.10. There is also a car park for residents and visitors.

GENERAL INFORMATION
Gas Central Heating & Double Glazing
Length of Lease - 999 years from 1982. Residents own the freehold.
Maintenance - £2,200 per annum, includes Building Insurance, Heating & Water.
Council Tax Band - ‘A’ (Torbay Council)
EPC - TBC
OUR AREA
Torquay is nestled on the warm South Devon coast being one of three towns along with Paignton and Brixham which form the natural east facing harbour of Torbay, sheltered from the English Channel. Torbay’s wide selection of stunning beaches, picturesque coastline, mild climate and recreational facilities reinforce why it has rightfully earned the renowned nickname of the English Riviera.

TORQUAY IS WELL CONNECTED
By Train: Torquay Train Station has some direct lines to London Paddington and Birmingham and is just one stop from the main line Newton Abbot.

By Air: Exeter Airport provides both UK and international flights.

By Sea: Torquay Marina provides a safe haven for boats in all weathers, sheltered from the prevailing south-westerly winds.

Regional Cities of Exeter & Plymouth approximately 22 miles and 32 miles respectively. Magnificent Dartmoor National park approximately 12 miles.

DIRECTIONS
SAT NAV: TQ1 1SH. From our office in St Marychurch turn right at the traffic lights onto the Babbacombe Road A379. Continue for approximately 1.5 miles passing the Palace Hotel. On reaching St Matthias Church on the left hand side turn right into Higher Warberry Road and immediately first left into Middle Warberry Road. Sorrento will be found on the left hand side.
IMPORTANT John Lake would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.