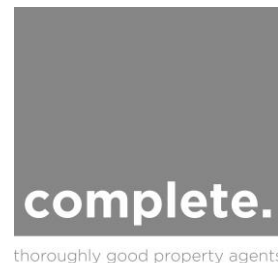




NO CHAIN! A spacious one bedroom flat in the desirable location of the Warberries in Torquay. Benefitting from a garage and residents parking, this property is perfect for a first time buy or those looking to retire to the seaside. The property is well presented throughout and has sea views across to Paignton.

Middle Warberry Road | Torquay | TQ1 1SH





PROPERTY TYPE

Ground Floor Apartment



SIZE

323 sq ft



LOCATION

Devon



AGE

1980s to 1990s



BEDROOMS

1



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Communal Garden



EPC RATING

D



COUNCIL TAX BAND

A



in a nutshell...

- Sought After Location
- One Bedroom With Fitted Storage
- Sea Views
- Well Presented Throughout
- Communal Gardens
- Walking Distance to Town Centre
- Ideal First Time Buy Or Investment
- Garage & Residents Parking
- 999 Year Lease From 1982





the details...

An opportunity to purchase an excellent, one bedroom, ground floor apartment with a sea view, a garage and parking, located in Sorrento, a block of purpose-built apartments, in the sought-after Warberry area of Torquay.

This fabulous ground-floor apartment is well-presented throughout with light and neutral décor and feels warm and welcoming with community central heating and double-glazing.

The apartment comprises an entrance hallway, a modern fitted kitchen with plenty of worktop and cupboard space, a sink, a fan-oven and ceramic hob, plenty of space for white goods and a cupboard containing the hot water cylinder. It is semi-open plan to the decent sized living room that has a wonderful view of the gardens and sea beyond. A double bedroom has the same wonderful sea view and a built-in wardrobe, and a bathroom containing a bath with a shower over, a WC, a basin, and a chrome heated towel rail completes the accommodation.

Outside, there are beautifully maintained communal gardens, a single garage in a block and additional parking in the residents' parking area.

Agents Notes (All Information Is Subject To Legal Verification)

Tenure – Leasehold (999 years from 24 June 1982)

Annual Ground Rent of £15

Annual Service Charge of £2520, payable to Crown Property Management. This is inclusive of water and gas as well as building insurance and maintenance of communal areas.

No Holiday Lets, No Pets

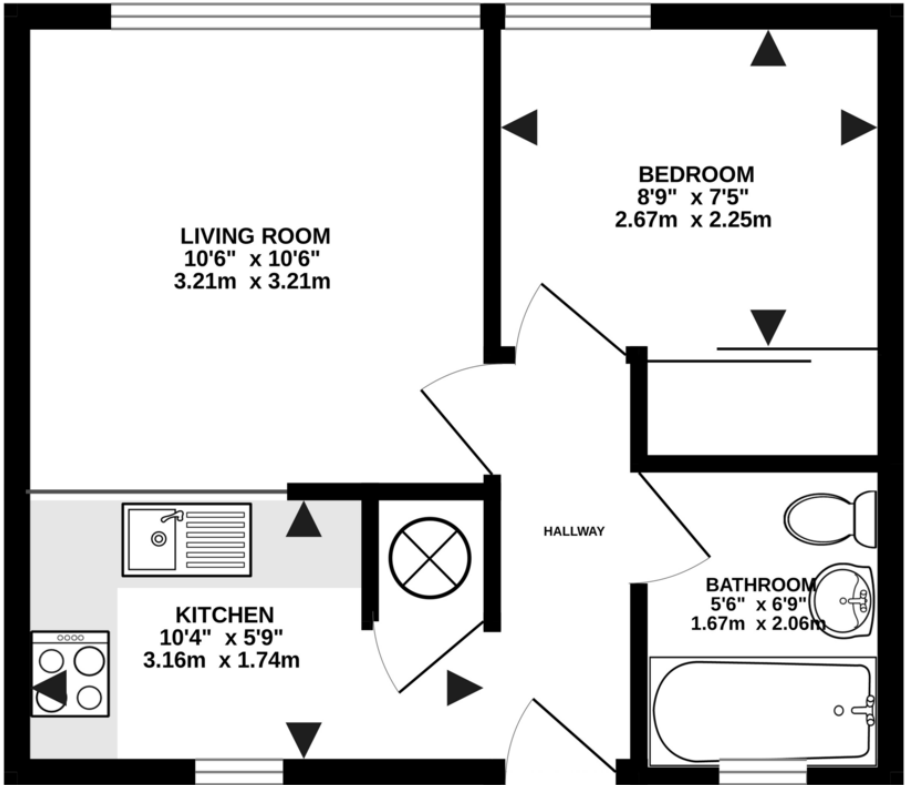
Council Tax Band - A

EPC - D



the floorplan...

GROUND FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 335 sq.ft. (31.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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the location...

Travel

Sorrento, Middle Warberry Road
0.03 mi • Bus stop or station

Bingfield Close
0.05 mi • Bus stop or station

Torquay Rail Station
1.10 mi • Train station

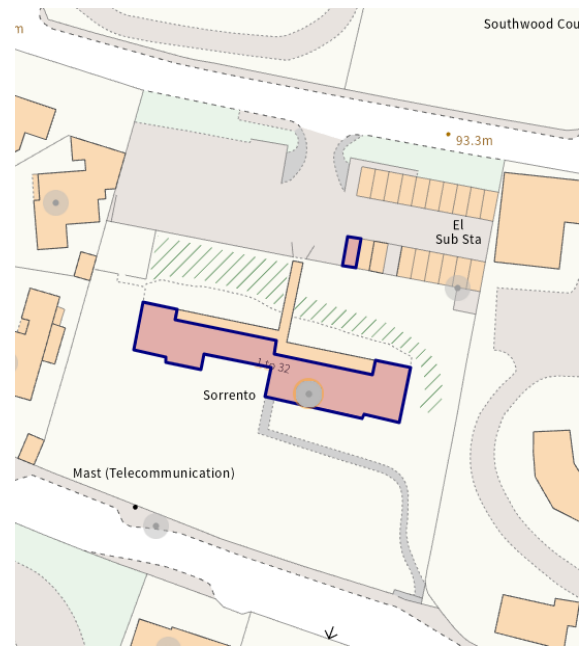
Schools
Warberry Cofe Academy
0.24mi • Nursery

Ellacombe Church Of England Academy
0.55mi • Nursery

All Saints Babbacombe Cofe Primary School
0.55mi • Primary

Please check Google maps for exact distances and travel times.

Property postcode: TQ1 1SH



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

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