



JOHN COUCH
THE ESTATE AGENT

Collingwood Higher Warberry Road
Torquay Devon

£995,000 Freehold



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£995,000



With an innovative design conception creating a stylish and contemporary home, Collingwood is an exceptional property with an abundance of sleek design features and attention to detail

Open plan living area ■ Ground floor bedroom (4)/study ■ Bedroom (3) ■ En-suite
Cloakroom ■ Kitchen/dining room ■ Utility room
2 first floor bedrooms ■ Dressing room ■ 2 en-suites
Garage ■ Gardens ■ Store/wine cellar

FOR SALE FREEHOLD

With an innovative design conception creating a stylish and contemporary home, Collingwood is an exceptional property with an abundance of sleek design features and attention to detail. Thought has been given to the landscaping of the outdoor space, to the rear a sheltered entertainment area provides space for relaxing, dining and eating. A gated entrance opens to the driveway leading to the garage and the entrance to the property, the garden to the front planted with mature shrubs creating a calming ambience. The main living area is of open plan design, with a stunning staircase rising to the first floor. The kitchen/dining room is comprehensively fitted and has bifold doors opening to the terrace, with a utility room to the side. The ground floor continues with a cloakroom, bedroom three opening to the terrace and with an en-suite bathroom, bedroom four offering home office space if required.

To the first floor the magnificent principal bedroom has a seating area with open views capturing glimpses of both Lyme Bay and Tor Bay, it extends to a dressing room and en-suite bathroom, bedroom two is also of excellent proportions and has a bathroom en-suite.

Higher Warberry Road is one of three roads following the contour of Warberry Hill, favoured for over 100 years as a prime residential area. Wellswood, with its village style ambience and friendly community, is close by, where can be found a range of amenities for shopping and dining.

Sought after for its pleasing climate and seaside environment, Torquay is surrounded by spectacular coastal scenery and sheltered sailing waters with a 440-berth Marina and inner harbour providing safe mooring and pontoon berthing.

Its coastline forms part of the South West Coastal footpath offering clifftop and seafront walks, beautiful parks and tended gardens.

Supporting the infrastructure, the town has a high degree of educational excellence, hospital care, a diverse range of retail opportunities and an ever improving dining culture. Communication links include a direct rail service to London Paddington, joining with the inter city network at Newton Abbot and the South Devon Highway, bypassing the village of Kingskerswell, improving journey time to Exeter and the M5 motorway.

Hardwood front door, side screens, obscure glass, into **ENTRANCE HALL** Cloaks cupboard, hanging rail and manifold for the under floor heating, power point. High gloss porcelain tiled floor.

VIEWING BY APPOINTMENT ONLY

OPEN PLAN LIVING AREA Virtually floor to ceiling double glazed windows to the front garden, small double glazed window to the side.

BEDROOM (4)/STUDY Double glazed window to the front garden. Cupboard with shelves extending to chest of drawers, wall units with book shelves, three double cupboards beneath, chest of drawers to the side. Spotlights.

BEDROOM (3) Double glazed door, side panel, opening to the rear garden. Wardrobes to one wall with floor to ceiling sliding mirrored doors, shelves and hanging. **EN-SUITE BATHROOM** Double glazed window, obscure glass. Fully tiled walls. Shaped bath, mixer tap, over bath electric shower, curved glass shower screen, pedestal wash basin, mixer tap, mirror over, vanity shelf to the side, close coupled WC. Electrically heated chrome towel rail. Extractor fan. Ceramic tiled floor. Spotlights.

CLOAKROOM Double glazed window, obscure glass. One wall tiled. Close coupled WC, corner wall mounted wash basin, mixer tap. Ceramic tiled floor.

Hardwood and glazed doors into

KITCHEN/DINING ROOM (KITCHEN) Double glazed window to the side garden. Polished black granite work tops, units beneath, pull out pantry drawer, island unit with induction hob, extractor hood over, further unit with black granite work top, units beneath and over. Under mounted one and a half bowl stainless steel sink, mixer tap. Built-in split level double oven, built-in microwave, warming pan drawer beneath, integrated fridge.

(DINING ROOM) Floor to ceiling double glazed bifold doors opening to the garden, cat flap. Spotlights.

UTILITY ROOM Double glazed window. Work top with inset single drainer sink, mixer tap, plumbing for washing machine, space for tumble dryer. Tall freezer. Cupboard housing the floor standing hot water cylinder, light and shelves.

FIRST FLOOR ACCOMMODATION Oak open tread staircase with handrail and spindles rises to the first floor landing. Double glazed window taking in the views looking over the surrounding area towards Tor Bay. Linen cupboard, power and shelf.

BEDROOM (1) Apex window and roof. Floor to ceiling double glazed windows taking in the views of both Tor Bay and Lyme Bay over the surrounding area, two Velux windows. Spotlights. **DRESSING ROOM** Wardrobes on two sides, two Velux windows. Access to loft. Spotlights. Two mirrored doors giving access to the **EN-SUITE SHOWER ROOM** Fully tiled walls. Large shower cubicle, single plate glass shower screen, vanity unit with twin circular porcelain wash basin, mixer tap, drawers and cupboards beneath, mirror over, close coupled WC with concealed cistern, shelf over. Ceramic tiled floor. Electric wall mounted chrome towel rail. Extractor fan. Spotlights.

BEDROOM (2) Apex ceiling, Velux window, double glazed apex window with views over the surrounding area looking to both Tor Bay and Lyme Bay, high window seat. Spotlights.

EN-SUITE BATHROOM Velux window. Shower cubicle, plumbed shower unit, panelled bath, tiled surrounds, centre mounted mixer tap, large shelf, pedestal wash basin, mixer tap, mirror over, shaver socket, close coupled WC. Chrome electric towel rail. Cupboard giving access to eaves storage. Ceramic tiled floor.

OUTSIDE The property is approached from Higher Warberry Road through two automatic hardwood gates opening to a brick paved driveway leading to the **GARAGE** with automated shutter style door, loft area with ladder, rendered walls, double glazed door to the rear garden, power and sealed painted floor, light and power. Well bounded by walling, the front garden is landscaped with steps and brick paved path leading to a pedestrian gate opening to Higher Warberry Road. From the driveway wide steps with chrome balustrading, plate glass inset, rise to the front door. To the rear of the property the terrace is laid to composite decking incorporating both sitting and dining areas with a glazed covered area with electronic blind, external heater, purpose built barbecue, self-cleaning hot tub. Externally accessed **STORE/WINE CELLAR** the store housing the gas fired central heating boiler.

SERVICES Mains water, electricity, gas and drainage are all connected, subject to the necessary authorities and regulations. Under floor heating.

CURRENT PROPERTY TAX BAND F (Payable 2021/2022 £2842.03).

VIEWING By appointment with the Vendors Agents





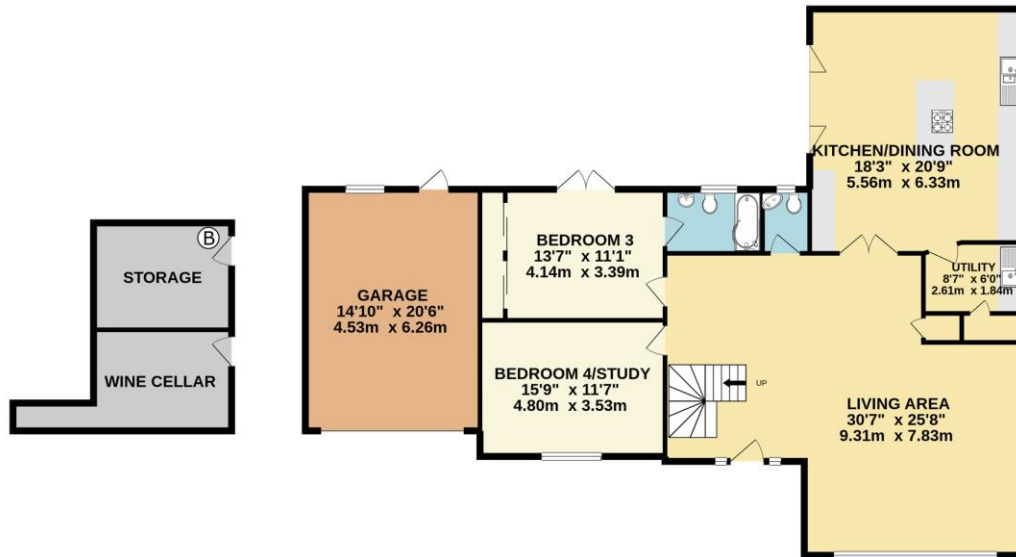








GROUND FLOOR
2022 sq.ft. (187.9 sq.m.) approx.



1ST FLOOR
1374 sq.ft. (127.6 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	69	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 3396 sq.ft. (315.5 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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IMPORTANT - We 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 effect your decision to buy, please contact us before viewing the property.