



**JOHN COUCH**
THE ESTATE AGENT

4 Fonthill
Lower Warberry Road Torquay Devon
£215,000 Leasehold

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Lower Warberry Road Torquay Devon TQ1 1QP

£215,000



A smart entry level two bedroom apartment, within an attractive development, with allocated parking, conveniently close to Wellswood and local buses

Entrance hall ■ Bathroom ■ Kitchen ■ Sitting/dining room

2 bedrooms ■ Bathroom

Allocated parking space

FOR SALE LEASEHOLD

Fonthill was built c2006 by a well-respected developer, the building designed to resemble a traditional Victorian seaside villa. This two-bedroom apartment is conveniently located at entry level and is presented in a classical style providing a comfortable home for those seeking an easy to manage lifestyle.

From the smart communal entrance the front door opens to the hallway where there are useful storage/cloaks cupboards.

The sitting/dining room enjoys a pleasant dual aspect with windows to the front and side. Taking in a pleasing aspect to the side, the kitchen is fully fitted with a range of wall and base units with fitted oven and hob and space for tall fridge/freezer. There are two double bedrooms, one to the front aspect and one to the side, the bathroom, which is of excellent proportions, has a white suite with a shower over the bath.

The parking area is accessed by means of a driveway leading to the side of the building with an allocated space. Well maintained grounds.

LOCATION

Fonthill is set within the Warberries Conservation Area which is sought after for its period architecture and quiet ambiance. It is very close to the village style community of Wellswood with its shops, pub, church and restaurants. The harbourside and local beaches at Anstey's Cove and Meadfoot are close by and there are buses run in the immediate vicinity.

AREA

Enviably located within a large, sheltered bay on the South Devon Coast, Torquay retains the feel of a traditional seaside town with stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by the international Marina and a range of shops, galleries and cafes. There are many bars and restaurants dotted along the waterfront offering the opportunity to eat and drink al-fresco and to sample some of the finest seafood from nearby Brixham. The area has many beaches with an array of both land and sea based sporting activities available.

COMMUNICATIONS

Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth.

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

CURRENT PROPERTY TAX BAND C (Payable 2024/2025 £1984.75).

CURRENT MAINTENANCE/LENGTH OF LEASE £2,237 per annum, ground rent £125 per annum, remaining period of 999 year lease from 2006, lease expiry date 1st April 3005. Short term letting is permitted, no holiday letting or pets allowed.

MOBILE PHONE COVERAGE 02, EE, Three and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) and Superfast (Cable) (Estimated Ofcom Data)

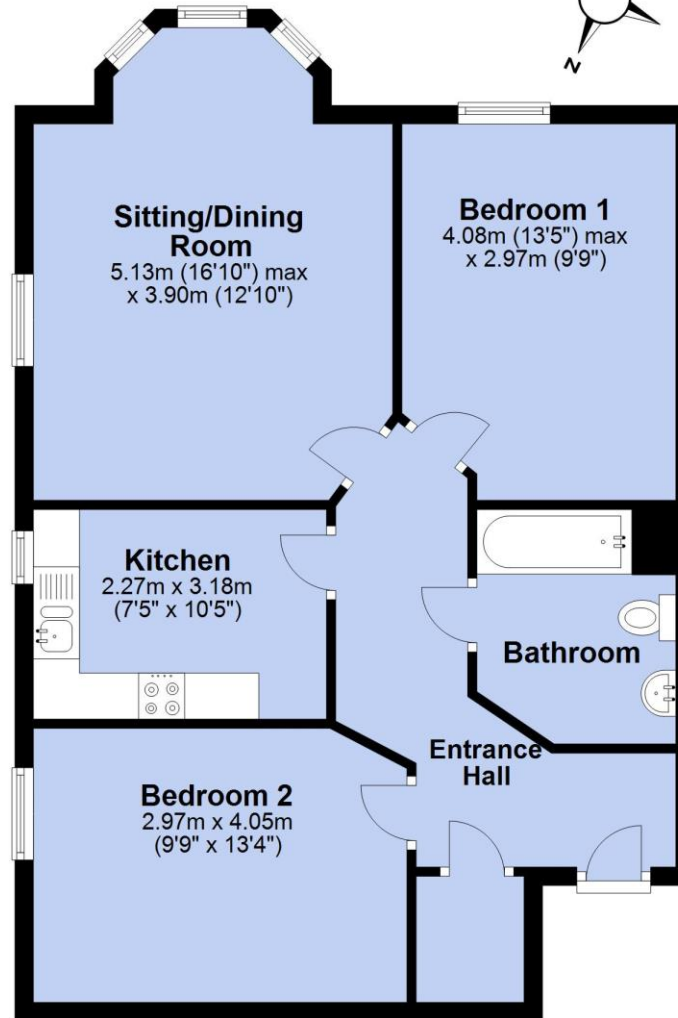
VIEWING BY APPOINTMENT ONLY





Ground Floor

Approx. 66.0 sq. metres (710.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(93-100)		
B	(81-92)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		13	13

Total area: approx. 66.0 sq. metres (710.2 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan 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.



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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 affect your decision to buy, please contact us before viewing the property.