



**JOHN COUCH**  
THE ESTATE AGENT

The Cottage 4 Glengariffe  
Higher Warberry Road Torquay Devon

**£280,000 Leasehold**



# The Cottage 4 Glengariffe Higher Warberry Road Torquay Devon TQ1 1SE

## £280,000 Leasehold



Forming part of a Victorian Villa, this attached cottage has a private courtyard entrance, two double bedrooms, two bathrooms and parking, set within a quiet Conservation area close to amenities

- Private courtyard entrance ■ Kitchen/dining room
- Sitting room ■ Two double bedrooms
- Family bathroom ■ En-suite shower room
- Parking space ■ Gated courtyard with outhouse storage

### FOR SALE LEASEHOLD

Glengariffe was converted and extended in the 1980's into just ten properties with this home being formed from part of the original servant's wing. The cottage has been updated over the years but still retains much of its period charm. There is a private courtyard entrance with space for outside seating and a parking space on the driveway.

### LOCATION

Set within the Warberries Conservation area which is sought after for its tree-lined roads, quiet ambiance and fine Victorian heritage, Glengariffe is very close to the village style community of Wellswood where the amenities include shops, pub, cafes and church. There are local beaches at Anstey's Cove and Meadfoot, both of which have waterside cafes. The harbourside and town are within easy reach and there are good local buses on the nearby Babbacombe Road.

### INTERIOR

Approached from the driveway in Ellesmere Road, eight steps rise to a gated courtyard where the front door opens to the hallway which has useful understairs storage cupboards.

To either side of the hallway are the bedrooms with the principal bedroom having built-in wardrobes and an ensuite with shower cubicle, basin and WC. This charming room has a window overlooking the small courtyard to the rear. To the front of the house is bedroom two which has a view to the front of the building.

Returning to the hallway the turned staircase rises to the first floor where there is a family bathroom with bath, shower and basin, this room also has a light well providing natural daylight.

To the left is the kitchen/dining room which has a pleasant outlook towards Ellesmere Road. The kitchen area has contemporary style wall and base units incorporating an integrated electric oven with a hob and sink set into the contrasting countertops. The design allows for a free-standing fridge/freezer and there is ample space for a dining table and additional furniture. This room has a loft hatch (loft space not inspected).

Across the landing is the sitting room which is of good proportions and has a dado rail encircling the room. There is a decorative fire surround with marble inset which provides a good focal point around which to arrange comfortable furniture. A large window gives a good degree of natural light and frames the outlook over the rear courtyard and beyond.

**VIEWING BY APPOINTMENT ONLY**

## **OUTSIDE**

There is a parking space on the front driveway conveniently located adjacent to the steps which lead up to the cottage.

The gated courtyard has a traditional wall to one side and the space flows around to the rear where there is a small outhouse which provides storage space and is where the gas boiler is housed.

There are lawned gardens to the front of Glengariffe which are communal for the exclusive use of the residents.

## **AREA**

Located within a large, sheltered bay on the South Devon Coast, Torquay sits at the heart of the English Riviera where the stunning coastline is dotted with sandy beaches and coastal footpaths lead to hidden coves. From the harbour area the level seafront esplanade flows past the marina and around the bay where restaurants and bars dot the waterfront offering the opportunity to enjoy some fine local seafood. Once the sun sets, the enticing waterfront illuminations, al fresco dining, live music and theatre bring the harbour area alive.

Torquay offers a range of activities and year round events and is also blessed with a choice of land and water based sporting opportunities. The town has a good range of shops and galleries with further facilities located at two out of town shopping parks.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.

## **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. The international airport at Exeter provides a gateway to destinations further afield.

**SERVICES** Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

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

**MOBILE PHONE COVERAGE** EE, Three, 02 and Vodafone (Ofcom Data) **BROADBAND** Standard (ADSL) Superfast (Cable) and Ultrafast (FTTP) available with Openreach (Ofcom Data)

**CURRENT MAINTENANCE/LENGTH OF LEASE** £780.00 and remaining period of 999 year lease from 1989, lease expiry date 01/01/2988. Owners have a share of the freehold.

**GENERAL GUIDANCE** Shorthold tenancy agreements are allowed but holiday letting and pets are not permitted under the terms of the lease. (Subject to confirmation by the Management Company)

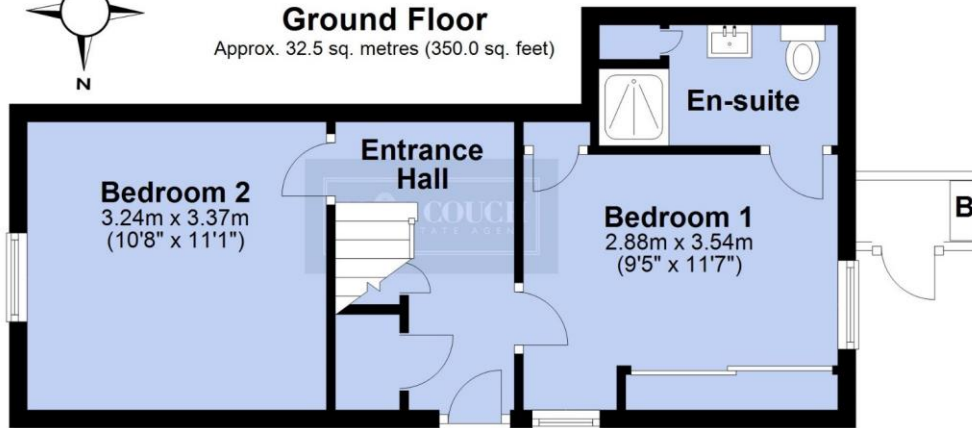






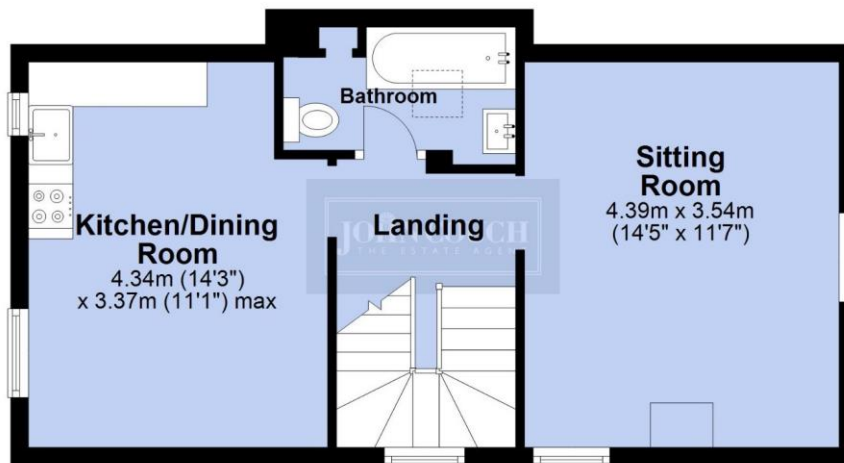
### Ground Floor

Approx. 32.5 sq. metres (350.0 sq. feet)



### First Floor

Approx. 40.6 sq. metres (436.7 sq. feet)



Total area: approx. 73.1 sq. metres (786.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		←
69-80	C		
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

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.