



JOHN COUCH
THE ESTATE AGENT

17 The Atrium Higher Warberry Road
Torquay Devon
£229,000 Leasehold



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Centred around a covered atrium, the apartment forms part of an attractive low rise development, situated to the first floor, enjoying pleasant views

Entrance hall ■ Living room ■ Balcony ■ Kitchen
2 bedrooms ■ En-suite shower room ■ Bathroom
Allocated parking space ■ Visitors parking
Landscaped communal gardens for the residents enjoyment

FOR SALE LEASEHOLD

Enjoying a pleasant outlook from the balcony, the property forms part of a distinctive development of 23 apartments arranged over four floors and centred around a covered atrium.

Situated to the first floor, accessed by lift or stairs, the well presented accommodation comprises of a living room opening to the balcony, kitchen, two bedrooms the principal bedroom having an en-suite shower room and separate bathroom. Approached through a gated entrance the development sits in landscaped gardens with an allocated parking space and visitors parking.

Higher Warberry Road is situated just off the Babbacombe Road and is well placed for the amenities of Wellswood with its range of shops, restaurants and the parish Church of St Matthias. Wellswood is also home to the prehistoric caves of Kents Cavern with Ansteys Cove and Meadfoot beach nearby.

Surrounded by a stunning coastline and sheltered sailing waters, Torquay is a pleasant town to call home, with the harbourside a focus of seaside life giving access to the sea front promenade and beaches.

The town has a diverse range of amenities for shopping, dining and leisure pursuits, with communication links including a direct rail service to London Paddington connecting to the intercity network at Newton Abbot together with the South Devon Highway, bypassing the village of Kingskerswell, improving journey time to Exeter and the M5 motorway.

Front door, centre frosted window, into **ENTRANCE HALL** Cloaks cupboard with hanging rail. Cupboard with plumbing for washing machine, power point, shelf and programme control for the central heating. Wall mounted video entry system. Coved ceiling. Radiator.

Double doors into **LIVING ROOM** Double glazed sliding doors opening to the balcony. Feature glass bricks from the communal hallway. Coved ceiling, five wall light points. Two radiators. **BALCONY** with balustrading and wooden handrail. Double doors into:

KITCHEN Work tops on three sides, units beneath and over, illumination beneath and over. Range style cooker with five gas hobs, electric oven beneath, stainless steel backing and extractor fan. Inset one and a half bowl stainless steel sink, mixer tap, built-in dishwasher. Cupboard housing the Valliant gas fired central heating boiler. Built-in microwave and fridge. Cupboard with shutter door fitted with shelves. Coved ceiling, spotlights.

BEDROOM (1) Semi bay double glazed sash style window overlooking the side garden. Built-in double wardrobe, hanging rail and shelf. Coved ceiling. **EN-SUITE SHOWER ROOM** Fully tiled shower cubicle, plumbed shower unit, pedestal wash basin, tiled splashback, mirror and shelf over, shaver socket, close coupled WC, cosmetics cupboard with mirrored doors. Coved ceiling. Extractor fan. Ceramic tiled floor. Radiator.

BEDROOM (2) Semi bay double glazed sash style window overlooking the side garden. Coved ceiling. Radiator.

BATHROOM Panelled bath, tiled surrounds, mixer tap/shower attachment, pedestal wash basin, tiled splashback, mirror and shelf over, shaver socket, close coupled WC. Ceramic tiled floor. Spotlights. Extractor fan. Radiator.

OUTSIDE The development sits in landscaped communal gardens for the residents enjoyment with seating areas, trees and well maintained flower borders, with a secure pedestrian gate leading from the car park to Higher Warberry Road. Allocated parking space with additional parking for visitors.

SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators. **CURRENT MAINTENANCE/LENGTH OF LEASE** £2443.21 per annum, 999 year lease from 01/01/2003, lease expiry date 01/01/3002, 977 years remaining. Residents own a share of the freehold. **CURRENT PROPERTY TAX BAND** D (Payable 2025/2026 £2339.84). **VIEWING** By appointment with the Vendors Agents

MOBILE PHONE COVERAGE 02,EE, Three and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data) **NOTE** Pets are not permitted at the development. AST letting is permitted. Holiday letting is not permitted under the terms of the lease.

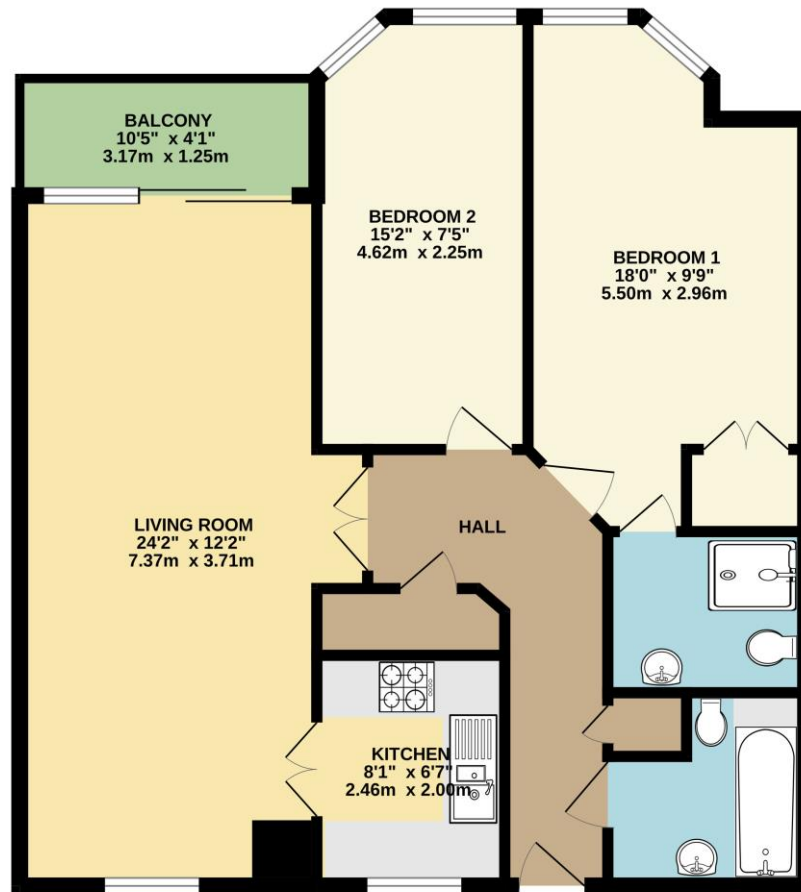
VIEWING BY APPOINTMENT ONLY







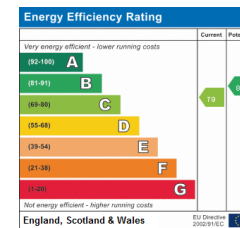
17 THE ATRIUM
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 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 affect your decision to buy, please contact us before viewing the property.