



## Hyfield gardens | Torquay | TQ1 1UR

Tucked away in a secluded position within The Warberries is this spacious coach house style apartment. The accommodation consists of: 3 bedrooms, lounge, kitchen and wet room. Double glazing, gas central heating, parking and own private garden. The property enjoys a lovely open outlook and is offered for sale with no onward chain.

Asking Price Of Offers Over £200,000

- 3 BEDROOMS
- MODERN KITCHEN AND WET ROOM
- PRIVATE GARDEN
- PARKING
- OPEN VIEWS



Entrance Porch

Porch

Double glazed electric door to front, cupboard housing the consumer unit. Controls for exterior electric staircase, multi-paned door to:

Entrance Hall

Radiator. Opening to kitchen and doors to:

Bedroom 3.9m x 2.4m (12'9" x 7'10")

Double glazed window to front, radiator.

Bedroom 4m x 3.9m (13'1" x 12'9")

Double glazed window to side enjoying an open outlook and distant countryside views. Radiator.

Wet Room

Fitted with a modern white suite comprising of: Shower area with electric shower, low level WC and wall mounted wash hand basin. Vertical panelled radiator, storage cupboard with shelving, double glazed window to side.

Kitchen 5m x 2m (16'4" x 6'6")

Fitted with a modern matching range of high gloss fronted wall and base mounted units and drawers with roll edge work surface over. Single bowl stainless steel sink unit with mixer tap. Fitted electric oven with microwave above and separate hob. concealed, integrated fridge/freezer and washing machine. Breakfast bar, inset ceiling spotlights. Cupboard housing the central heating boiler, double glazed window to side enjoying a superb open outlook and distant countryside views.

Lounge 5.2m x 3.4m (17'0" x 11'1")

Double glazed windows to side enjoying an superb open outlook and distant countryside views. Storage cupboard, radiator. Door to:

Bedroom 5.2m max x 3.6m max (17'0" max x 11'9" max)

Double glazed window to rear enjoying an open outlook, radiator.

Outside To the front of the property is an allocated parking space. A gate gives access to the garden which is laid partly to lawn with flower bed borders and shed. An outdoor electric staircase (currently not working) leads to the front door.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.

## GROUND FLOOR



3 BEDS, 1 BATH, 1 FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.  
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**Address**  
Hyfield gardens, Torquay

**EPC**  
TBC

**Tenure**  
Leasehold

**Council Tax Band**  
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