



## Teneriffe | Torquay | TQ1 1SJ

Located in the sought after Tenerife apartments development in the popular area of the Warberries is this well presented and spacious third floor apartment with superb sea views. The bright and airy accommodation comprises three double bedrooms -the master accompanied by an en-suite-, kitchen, bathroom, large lounge / diner and sun room. The property also comes with a garage and the use of the resident's car park. Another key feature of the development is the beautifully kept communal garden with a lovely long paved patio seating area. This property is a must see to take in the amount space the property provides and the stunning sea views across Torbay and the surrounding area.

## Asking Price Of £289,950

- 3 DOUBLE BEDROOMS
- STUNNING SEA VIEWS
- GARAGE AND OFF ROAD PARKING
- COMMUNAL GARDEN
- SUN ROOM
- THIRD FLOOR APARTMENT

Communal entrance - Communal entrance door with security entry system. Stairs and lift access to all floors communal hallway and private entrance door to:-

Entrance Hallway - telephone entry system. Carpeted flooring along with a double door storage cupboard. Airing cupboard housing hot water cylinder. Doors to:-

Lounge Diner - 5.39m x 4.98m (17'8" x 16'4") Two double glazed sliding patio doors with one to the front aspect to a Juliet style balcony enjoying fantastic sea views across Torbay and the other leading into a sun room. Carpeted flooring and ceiling coving. Two electric radiators.

Sun Room - 3.11m x 2.07m (10'2" x 6'9") Double glazed windows and double glazed sliding door to which views are enjoyed across the communal gardens, out to sea and towards the distant countryside. Carpeted flooring. Electric heater. Double glazed patio sliding door into bedroom one along with access into the lounge.

Kitchen - 3.96m x 2.64m (12'11" x 8'7") Fitted with a matching set of wall and floor mounted units comprising cupboards and drawers. Square edge work surfaces with inset 1 1/2 bowl sink unit with mixer tap. Stylish tiled splash backs. Fitted electric oven and fitted electric hob with fitted cooker hood above. Tiled flooring. All integral white good including fridge, dishwasher, washing machine and freezer. Floor to ceiling double glazed window to front aspect enjoying superb sea views across Torbay.

Utility cupboard - Tiled flooring matching the kitchen flooring. Handy storage space along with space for a tumble dryer. Double glazed window to rear aspect.

Bathroom - Fitted with a modern, matching three piece white suite comprising a pedestal hand wash basin with mixer tap, push button W/C and a panel fronted bath with mains shower connection. Tiled flooring and fully tiled stylish walls. Electric chrome towel radiator. Extractor.

Address 'Teneriffe, Middle Warberry Road, Torquay, TQ1 1SJ'

Tenure 'Leasehold'

Council Tax Band 'E'

EPC Rating 'D'

## Contact Details

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Bedroom 1 - 4.35m x 3.56m (14'3" x 11'8") (to front of fitted wardrobes) Spacious main bedroom with fitted wardrobes providing shelving and hanging space. Fitted drawers and dressing table matching the fitted wardrobes. Carpeted flooring. Sliding patio door into sun room. Door to:-

Ensuite - Fitted with a modern matching three piece white suite comprising a pedestal hand wash basin with mixer tap, push button W/C and a shower unit with mains shower above. Tiled flooring and fully tiled walls. Electric, chrome towel radiator. Extractor.

Bedroom 2 - 3.57m x 2.82m (11'8" x 9'3") A spacious bedroom with fitted wardrobes along with matching fitted bedside cabinets. Fitted dressing table with drawers matching the other fitted bedroom furniture. Carpeted flooring and double glazed window to the rear aspect. Electric radiator.

Bedroom 3 - 3.09m x 2.24m (10'1" x 7'4") Currently arranged as a dining space, this room offers great versatility to create another bedroom, reception room or office space. Carpeted flooring. Double glazed window to the rear aspect. Electric radiator.

Garage - This property benefits from its own private garage. Up and over door. Electric supply and lighting.

Outside - To the front of the property are immaculate, well maintained communal gardens with a paved sun patio area and a large area laid to lawn with planted borders. This apartment has access to residential parking to the rear of the property along with access to the private garage.

MATERIAL INFORMATION- Tenure: Leasehold. Length of lease remaining: 199 years from 1975. Ground rent: £0. Service charge £3530 Approx per year. This includes, Building insurance, maintenance, gardening and water rates.

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.