



Lower Warberry Road, Torquay, TQ1 1TU

Asking Price Of £179,950

Situated at the end of a tree lined drive within the popular area of the Warberries is this beautifully presented two bedroom second floor flat that has been recently renovated to a high standard throughout. The property is conveniently located within close proximity to local shops, schools and transport links. There are shops at Wellswood within a short walk away and the property is only a short drive away from Meadfoot Beach, Babbacombe downs or Torquay harbour. The well presented modernised accommodation comprises a bright lounge / diner, kitchen, bathroom and two bedrooms. The apartment has access to its own private loft space providing extra storage space which is a great bonus for an apartment in this area. The property also benefits from residents off road parking, communal gardens and communal outdoor storage facilities. A viewing is highly recommended for this property to see for yourself the space and high finish this apartment has to offer!

- TWO BEDROOMS
- NEWLY RENOVATED THROUGHOUT
- COMMUNAL GARDENS
- OFF ROAD PARKING
- POPULAR LOCATION
- AMPLE STORAGE SPACE

Communal entrance

Communal entrance door opening into a communal hallway with stairs leading to all floors. Entrance door to:-

Lounge / diner - 5.99m x 4.88m (19'7" x 16'0")max

A bright and welcoming entrance leading into a light and homely dual aspect open plan living space. Double glazed windows to the front and side aspects enjoying distant views over the surrounding area. Stylish, modern take on parket flooring. Two radiators. Fitted LED ceiling down lights and access hatch to the loft space providing handy storage space and housing the hot water cylinder. Doors to:-

Kitchen - 3.94m x 2.48m (12'11" x 8'1")max

Fitted with a modern, matching range of wall and floor mounted units comprising cupboards and drawers. Square edge wood effect work surfaces with inset one bowl sink unit with mixer tap. Stylish tiled splash backs and under counter lights. Fitted electric double oven and fitted induction hob with a fitted cooker hood above. Integrated fridge / freezer, dishwasher and washing machine. There is also a lovely breakfast bar matching the rest of the kitchen work surfaces. Double glazed window to the rear aspect enjoying a greenery filled aspect. Fitted ceiling down lights and a tiled effect hard flooring.

Bedroom 1 - 3.94m x 2.76m (12'11" x 9'0")max

A bright and spacious double bedroom with a double glazed window to the rear aspect enjoying a greenery filled view. Cupboard housing the consumer unit. Modern wood effect hard flooring matching the lounge area. Radiator.

Bedroom 2 - 3.95m x 1.93m (12'11" x 6'3")

A spacious bedroom with a double glazed window to the rear aspect with a greenery filled view. Modern wood effect hard flooring matching the lounge area. Radiator.

Bathroom

Fitted with a modern, matching three piece white suite comprising a hand wash basin with a mixer tap and storage draws below, push button WC and a panel fronted bath with mains rainfall style shower above. Partly tiled walls and a charming tiled flooring. Stylish grey heated towel radiator. Fitted ceiling LED downlighting and extractor.

Outside

To the front and rear of the complex are resident parking areas providing ample parking for all apartments. To the rear of the complex, there is also a communal outdoor drying area and a communal storage area for perhaps bikes and ladders. The property also benefits from well maintained communal gardens laid mostly to lawn with mature trees and planted borders.

Material Information

Leasehold

99 years remaining and currently being extended

Service Charge £143 per month

Ground Rent N/A

Allows pets and can be sub-let

Address

Lower Warberyy Road, Torquay, TQ1 1TU

Tenure

LEASEHOLD

Council Tax Band

B

Contact Details

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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.