

## Higher Warberry Road | Torquay | TQ1 1SL

Taylor's are now offering this charming one bed ground floor flat conveniently positioned within the Warberry area of Torquay. The flat offers a large open plan lounge/diner/kitchen, large double bedroom and well appointed bathroom with bath and shower. Forming part of an original period property there are high ceilings and large shuttered window along with ornate skirtings and coved ceilings. Set within communal grounds there is also an allocated parking space and private timber store shed. Viewing recommended.

Offers Over £130,000

- GROUND FLOOR FLAT
- 1 BED
- BEAUTIFULLY PRESENTED
- DOUBLE GLAZED
- PARKING



### Communal Entrance

Front door.

### Inner Hallway

Tiled flooring, telephone point plus storage shelf.

### Lounge - 4.88m x 4.29m (16'0" x 14'1")

A lovely open plan lounge/kitchen/diner with two double glazed windows to the front aspect with fitted shutters, coved ceilings, TV point, electric panel heater. Open to:-

### Kitchen - 2.57m x 1.65m (8'5" x 5'5")

A well appointed kitchen with matching wall and base units with roll edge work surfaces, stainless steel sink and drainer with mixer tap. Integrated electric oven and hob with cooker hood. Plumbing for washing machine and space for fridge/freezer. Tiled flooring and part tiled walls. Decorative coving.

### Inner Hallway

Built in storage cupboard with hot water tank. Book shelving.

### Bathroom

Fitted with a white suite comprising of a shower cubicle, pedestal wash hand basin, low level WC and panel bath. Chrome ladder. Radiator. Tiled flooring and tiled flooring.

### Bedroom - 4m x 3.4m (13'1" x 11'1")

A generous double room with a large double glazed window with fitted shutters. Wood effect flooring. Electric panel heater. High ceilings with decorative coving and ceiling rose.

### Outside

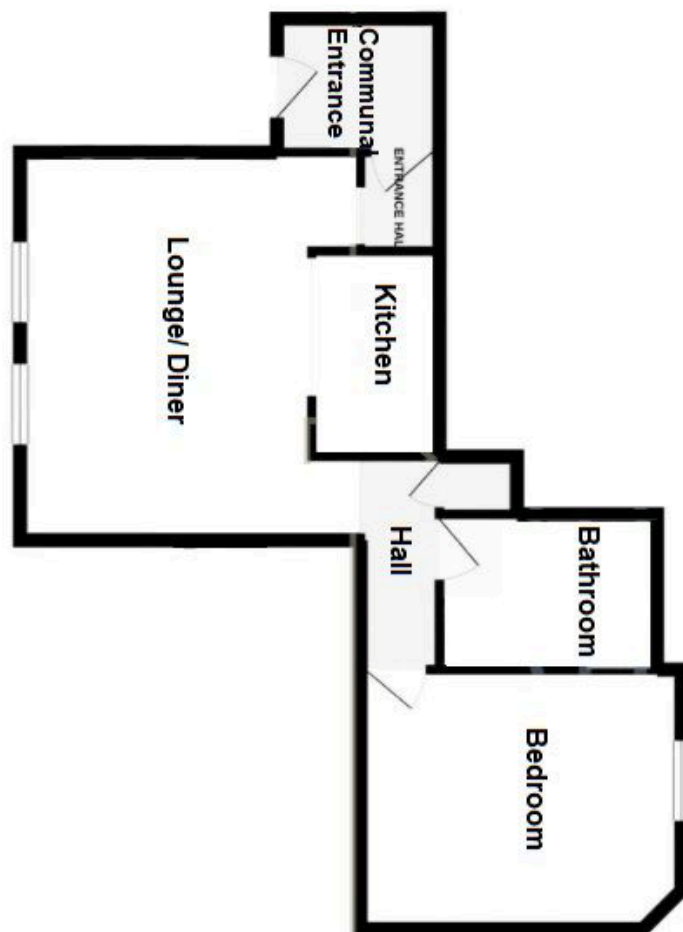
Communal patio area with drying line.

### Parking

Allocated space.

### Leasehold Information

999 year lease from 2024. Crown property management. Pets and lettings may be permitted by mutual agreement with other freeholders. £225 per month service charge to include water rates. 25% of freehold.



### Address

Higher Warberry Road, Torquay, TQ1 1SL

### Tenure

Leasehold

### Council Tax Band

A

### EPC Rating

D

### 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.