



Middle Warberry Road, Torquay, TQ1 1RT

Offers Over £195,000

If stunning sea views across Torbay are on your wish list, they don't come any better than this. Tucked away in the highly desirable Warberries area of Torquay this bright and spacious apartment offers a large lounge/diner with door leading out to a large balcony, plus the master bedroom all of which enjoy breath-taking sea views, there is another double bedroom, kitchen/breakfast room. The apartment comes with its own allocated parking space. Viewings highly recommended!

- UNBELIEVABLE SEA VIEWS
- BEAUTIFULLY PRESENTED ALLOCATED PARKING
- LARGE BALCONY
- TWO BEDROOMS

Entrance Porch

Large store room, front and side elevation double glazed windows facing out to the sea.

Hallway

Coving. Telephone entry system storage cupboard, wall mounted radiator.

Lounge/Diner - 4.82m x 4.72m (15'9" x 15'5")

A large bright room with front elevation double glazed window and door leading out to the large balcony with sea views across the bay.

Kitchen/Diner - 2.59m x 3.73m (8'5" x 12'2")

Fitted kitchen with wall and base units fitted work surfaces, integrated fridge/freezer, sink with drainer, oven and four ring hob. Plumbing for for washing machine. Wall mounted radiator.

Bedroom One - 4.21m x 3.02m (13'9" x 9'10")

A spacious bedroom, front elevation double glazed window facing out with sea views, sharps fitted wardrobes, wall mounted radiator.

Bedroom Two - 2.99m x 2.69m (9'9" x 8'9")

Another good sized bedroom, double glazed window to back. Radiator.

Outside

Large balcony with sea views across the whole of Torbay. Allocated parking space.

Address Middle Warberry Road, Torquay,
TQ1 1RT

Tenure Leasehold

Council Tax Band C

EPC Rating D

Contact Details

117 Union Street
Torquay
Torbay
TQ1 3SW

www.taylorsestates.co.uk

enquiries@taylorsestates.co.uk
01803 201904



Verified Material Information

Council Tax band: C

Tenure: Leasehold

Lease length: 934 years remaining (999 years from 1960)

Ground rent: £25 pa

Service charge: £1500 pa

Property type: Flat

Property construction: Standard construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Great

Parking: Allocated

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

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.