



Connells

Vernon Court Warren Road
Torquay



Property Description

Connells are pleased to Present this fantastic 1-Bedroom First Floor Flat situated just outside of Torquay Town Centre. Boasting a spacious layout comprising of; 1 Double Bedroom with Ensuite, Living/Dining Room, Well Equipped Kitchen, additional reception/storage room, Main Bathroom and cloakroom WC. There is also direct access to a Sunny south facing balcony with far reaching sea views across Torbay.

LOCATION AND AREA:

Torquay originated as a Victorian spa, later becoming a much loved tourist destination with its long sandy beach at Tor Abbey and more secluded beaches at Meadfoot, Babbacombe and Oddicombe; Torbay is often referred to as the English Riviera. Torquay Harbour and Marina are situated at the bottom end of the town, just a short walk from Tor Abbey Sands and offers a range of shops, cafes and restaurants; many of whom serve fresh local seafood and locally sourced produce.

GETTING AROUND THE SOUTH WEST

By Train: The main railway station at Torquay is located near the seafront and has direct services to London Paddington, Birmingham and Bristol.

By Air: Exeter Airport is just 26 miles away offering both International and UK flights throughout the year.

Regional Cities and Places of Interest: The county town of Exeter is approximately 25 miles away and the historic naval city of Plymouth 32 miles. Dartmoor National Park is approximately 15 miles away.



Living Room

18' 1" x 4' (5.51m x 1.22m)

UPVC Double glazed window to front aspect with far reaching views across Torbay, TV point, telephone and night storage heater.

Kitchen

11' 11" x 9' 5" (3.63m x 2.87m)

UPVC Double glazed window to front aspect with far reaching views across Torbay, Range of wall and base units and roll edge work surfaces, 1 1/2 bowl sink and drainer, Space for appliances, integral fridge/freezer and washing machine and tiled flooring.

Study

7' x 6' 8" (2.13m x 2.03m)

Coved ceiling with light point.

Bedroom

14' 11" x 11' 3" (4.55m x 3.43m)

UPVC double glazed window to size, night storage heater, fitted wardrobes and coved ceiling with ceiling rose.

Bathroom

Comprising of spa bath and electric shower over, Wash hand basin, WC, tiled walls and flooring, strip light and shaver socket.

Shower Room

Corner Shower, Wash hand basin, tiled walls and floor.

Wc

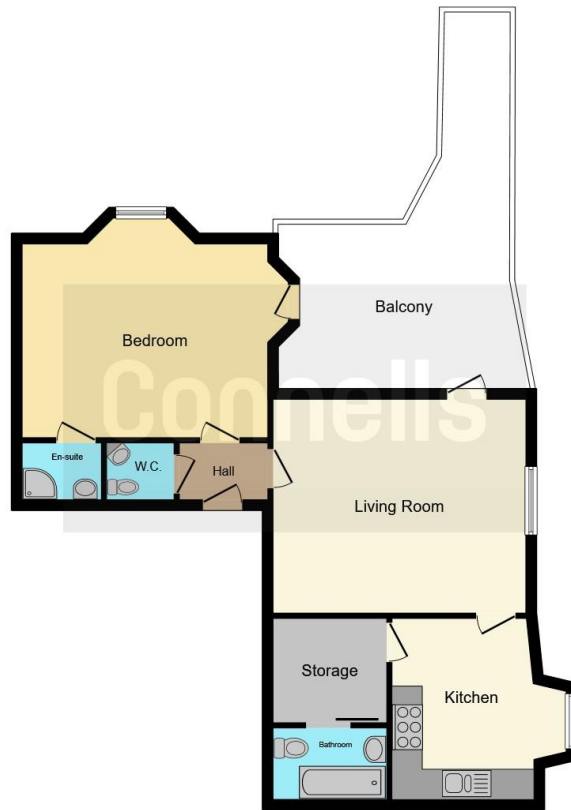
WC, wash hand basin, Tiled walls and floor.

Public Notice

"PUBLIC NOTICE

Connells are now in receipt of an offer for the sum of £207,000 for Flat 1 Vernon, Warren Road. Anyone wishing to place an offer on this property should contact Connells Torquay, 115 Union Street, Torquay, 01803 213641 before exchange of contracts."





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

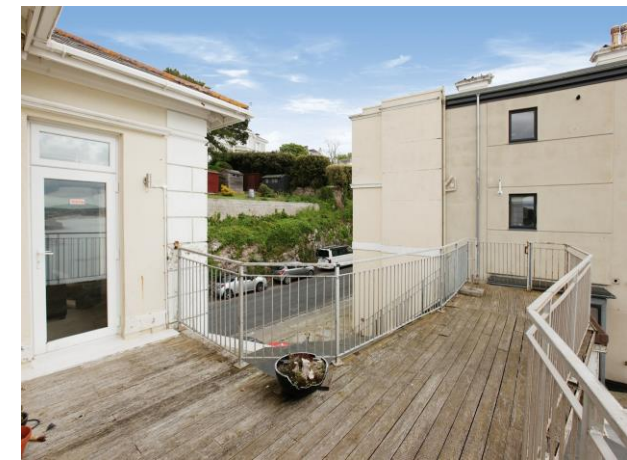
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 TORQUAY TQ1 3DW

EPC Rating: E

view this property online [connells.co.uk/Property/TQY313055](https://www.connells.co.uk/Property/TQY313055)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: TQY313055 - 0005