



**Connells**

Holme Court Lower Warberry Road  
Torquay



### Property Description

A purposed built 4th floor apartment in need of some updating and offered for sale with no onward chain. The property is located in the sought after Warberries area and is serviced by a lift. There are 2 double bedrooms, lounge/diner, kitchen shower room and separate WC. The property enjoys sea views and has a balcony overlooking the landscaped communal gardens with swimming pool and sunbathing area. Garage located in nearby block.

### 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 City of Exeter is approximately 25 miles away and the historic naval City of Plymouth 32 miles. Dartmoor National Park is approximately 15 miles away.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Communal Entrance

Security entry system. Stairs and lift to all floors, door to:

## Entrance Hall

Night storage heater, airing cupboard housing the hot water cylinder. Further double storage cupboard. Security entry system, doors to:

## Lounge/Diner

18' 1" max x 16' 3" max ( 5.51m max x 4.95m max )

Double glazed windows to side and rear enjoying a superb open outlook and sea views. Double glazed door to glass and chrome enclosed balcony which looks over the communal gardens and swimming pool. Fitted display shelving and electric fire.

## Kitchen

15' 2" max x 7' 1" max ( 4.62m max x 2.16m max )

Fitted with a matching range of wall and base mounted units and drawers with roll edge work surface over. Single bowl stainless steel sink unit with mixer tap. Fitted gas cooker, spaces for washing machine, dishwasher and American style fridge/freezer. Double glazed window to side enjoying sea views

## Bedroom

16' 2" to front of built in wardrobes x 10' 1" ( 4.93m to front of built in wardrobes x 3.07m )

Fitted wardrobes, double glazed window to rear enjoying a superb open outlook, night storage heater.

## Bedroom

12' 4" x 9' 6" max ( 3.76m x 2.90m max )

Double glazed window to side enjoying partial sea views, fitted wardrobe and night storage heater.

## Shower Room

Fitted with a 2 piece suite comprising of: Shower cubicle with electric shower and wash hand basin with mixer tap set into vanity unit with cupboard below. Fitted storage cupboard and shelving unit. Heated towel rail.

## W C

Low level WC

## Outside

To the front of the property is a garage located in a block and some residents parking spaces. To the rear and side of the building are beautifully landscaped communal gardens which are laid mainly to lawn with mature trees and shrubs. Residents swimming pool with sunbathing area.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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115 Union Street  
TORQUAY TQ1 3DW

Council Tax Band C

**EPC Rating: C**

**view this property online [connells.co.uk/Property/TQY313553](http://connells.co.uk/Property/TQY313553)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1962. Should you require 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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