



ABSOLUTE



## Warberry House Lower Warberry Road

Torquay, Torquay

Introducing an exquisite Victorian villa, perfectly situated in a sought-after location just around a mile away from the vibrant town centre, picturesque harbour, and pristine beach. This luxurious property boasts an array of exceptional features, making it an outstanding choice for those seeking the pinnacle of luxury living.

Upon entering, you will be greeted by the beautifully designed ground floor principal accommodation. With its spacious reception rooms and an attractive kitchen/breakfast room, this level offers the perfect setting for both relaxed family living and elegant entertaining. Additionally, this level comprises four generous bedrooms, with the main bedroom featuring an en-suite bathroom for added convenience and privacy.



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Torbay comprises of three coastal towns and is considered a gem of the South Devon coastline. With its own microclimate, palm trees and sandy beaches, it's no wonder it's referred to as the English Riviera. The bay stretches from the charming fishing port of Brixham to the bustling resort of Torquay with its numerous tourist attractions and eateries. The three Warberry roads are a prestigious location within the town, characterised by large period properties set on a South facing hillside above the town and harbour. It offers a peaceful setting conveniently placed for access to the promenade, harbour, beaches, shops and restaurants. There are a wide range of educational facilities within easy reach including both Grammar schools and South Devon College. The nearby South Devon link road connects to Newton Abbot, Exeter and beyond making commuting easy and a mainline rail link to London Paddington is available at Newton Abbot.

Tenure: Freehold

EPC Energy Efficiency Rating: F

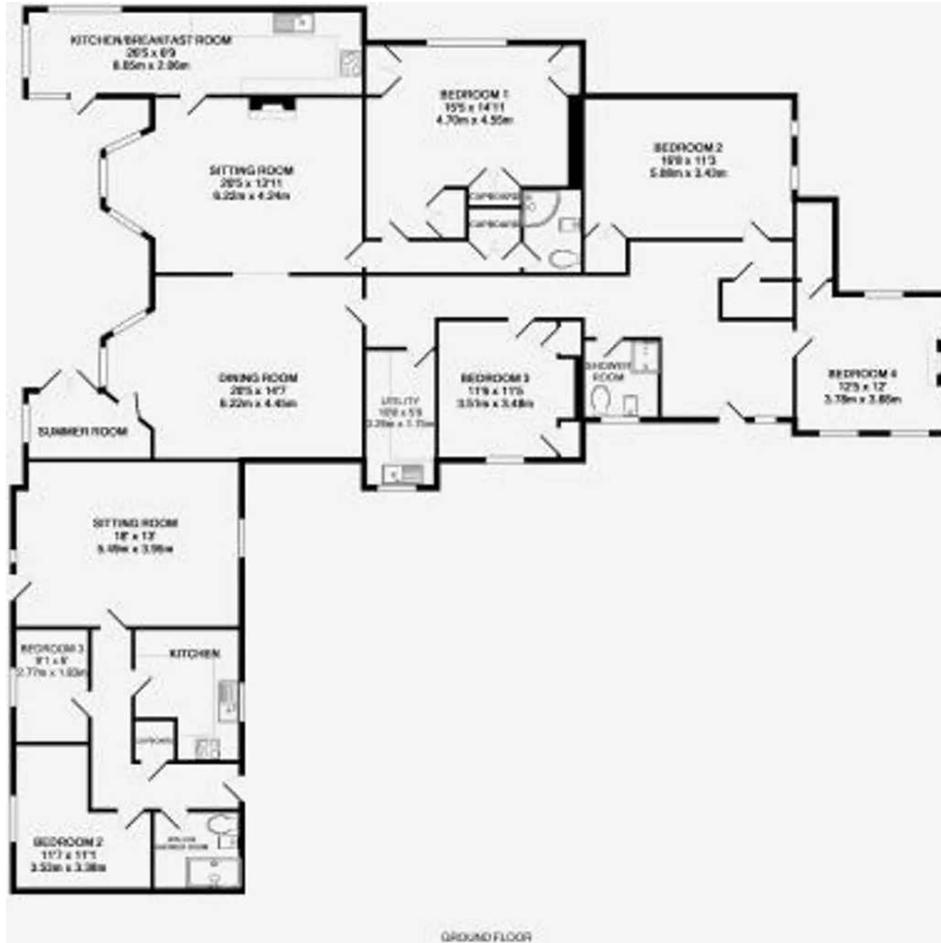
EPC Environmental Impact Rating: F





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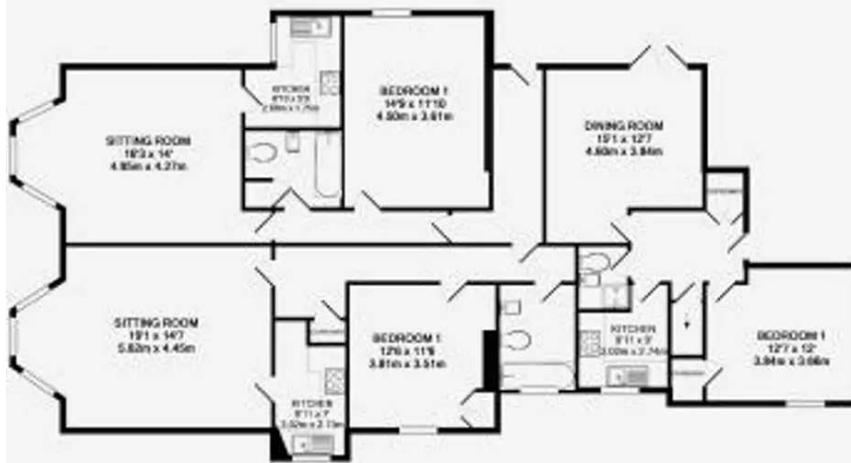


GROUND FLOOR



2ND FLOOR

While every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of rooms, fixtures, fittings and any other features are approximate and should be used as a guide only. The purchaser, lessee or tenant shall verify the accuracy of the floor plan and measurements before completion of the purchase, lease or tenancy agreement. The purchaser, lessee or tenant shall be deemed to have accepted the floor plan and measurements as shown and shall not be entitled to any compensation or damages in respect of any error or omission. Measurements are given to the nearest millimetre.



1ST FLOOR





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