



9 KINGSLEIGH MANOR, LOWER WARBERRY ROAD,  
WELLSWOOD, TORQUAY, TQ1 1QY - **PRICE £155,000 Leasehold**

Pincombe's  
estate agents



**A GROUND FLOOR APARTMENT TUCKED AWAY IN THE WARBERRIES WITH ALLOCATED PARKING SPACE, COMMUNAL GARDENS & SWIMMING POOL**

**Kingsleigh Manor is a converted Villa located within the Warberries area of Torquay and ideally located for Torquay Harbourside with its shops, waterside Restaurants and leisure facilities which is approximately a 10-minute walk away. The highly popular parade of shops and facilities at Wellswood is a short drive away, along with the green open space of Ilsham Park and the local beaches at Ansteys Cove and Meadfoot with access onto the scenic Southwest Coastal Path. For commuting and travelling, Torquay train station is situated just off Torquay sea front with regular services to Exeter and London, Paddington and the South Devon Expressway provides convenient road access to A38 to Exeter Airport and beyond to the M5 motorway.**

**The Apartment benefits from a ground floor position and comprises Hallway with large walk-in cupboard, Living Room, Kitchen, Conservatory opening to the communal gardens, a double Bedroom and Bathroom. Outside, the sheltered communal gardens are planted with established shrubs and enjoy the benefit of a residents only swimming pool. Parking is by way of a forecourt with an allocated space for Apartment number 9.**

## The Accommodation Comprises:

### GROUND FLOOR

UPVC door with obscure glazed panel into:

**HALLWAY** Coved ceiling. Radiator. Large walk-in cupboard with fitted shelving, light, plumbing and space for washing machine.

**LIVING ROOM 11'11" x 10'2" (3.63m x 3.10m) max** UPVC double glazed window to rear, overlooking the communal garden. Coved ceiling. Radiator. UPVC door to Conservatory. Archway through to:

**KITCHEN 9'2" x 6'7" (2.80m x 2.01m)** Worksurfaces to 3 sides with inset 1.5 bowl stainless steel sink, drainer unit. Range of storage cupboards beneath, including 2 x corner cupboards with carousel units. Double wall cupboard. Built-in Neff double oven and Caple 5-burner gas hob. Wall mounted Baxi gas boiler. Space for fridge/freezer. Part tiled walls. High level window to side.



**CONSERVATORY 9'9" x 6'8" (2.96m x 2.04m)** UPVC double glazed windows to 3 sides with a pleasant outlook over the communal gardens. Power and light. UPVC door to outside.

**BEDROOM 12'7" x 8'7" (3.83m x 2.61m)** Double glazed window to side. Radiator. Coved ceiling. Fitted wardrobes with mirror fronted sliding doors.

**BATHROOM** Panelled bath with shower attachment. Tiled walls. Vanity unit with inset wash basin and storage cupboard beneath. Low level W.C. Radiator. UPVC obscure glazed high-level window to front.

**OUTSIDE** Kingsleigh Manor is approached via a driveway which leads to an **ALLOCATED SPACE** for Apartment 9. The adjoining communal gardens are a good size, planted with a large variety of established shrubs, and enclosed by trees and mature hedging. To the top of the gardens, views over towards Torre Abbey Sands can be enjoyed. There is also a communal swimming pool which is for the sole use of the residents. Ample visitors parking is available to the rear of Kingsleigh Manor on Middle Warberry Road

#### ADDITIONAL INFORMATION

**TENURE** – Leasehold

**LEASE** - 999 years from 1988

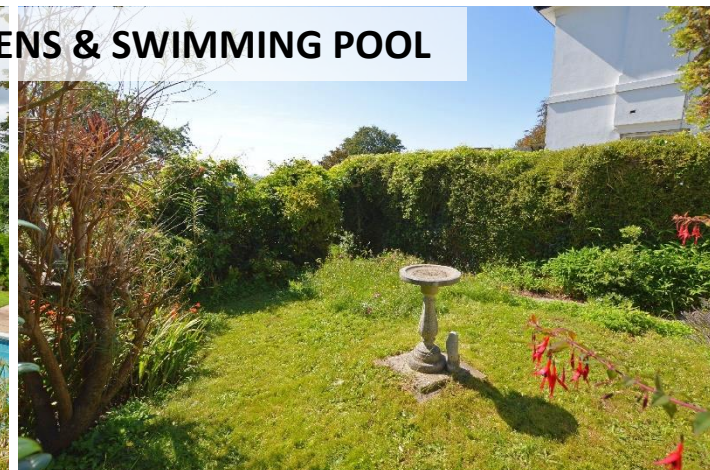
**MAINTENANCE** - £140.00 per month

**COUNCIL TAX** – Band A

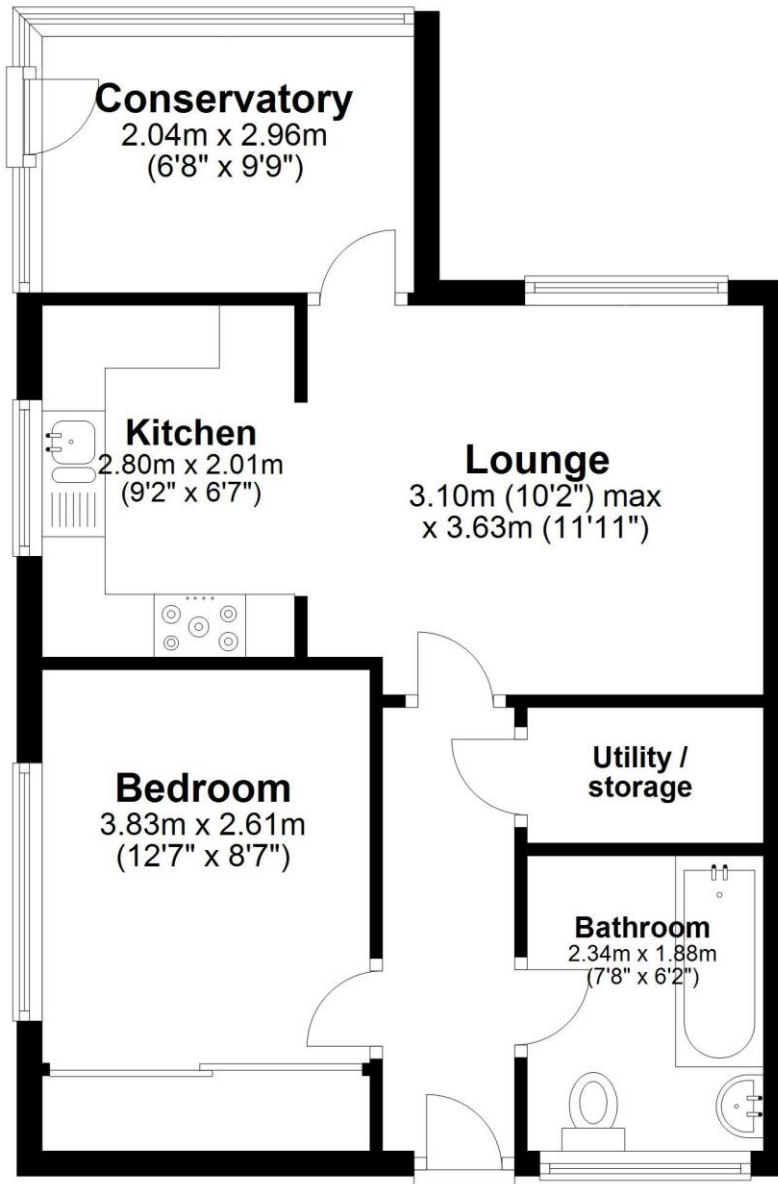
## PICTURE OF THE BLOCK



## COMMUNAL GARDENS & SWIMMING POOL



# Floor Plan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		