



23 HYPERION, UNDERHILL ROAD, LIVERMEAD,
TORQUAY, TQ2 6SL

Pincombe's
estate agents



A BEAUTIFULLY MAINTAINED PENTHOUSE APARTMENT ENJOYING VIEWS ACROSS THE SEA TO ROCK END

We are delighted to bring to market this top floor Apartment situated within this popular block in an enviable location, enjoying views to the sea. Located just a short walk from Torquay sea front and harbourside with waterfront restaurants, theatre and beaches, the Apartment is also convenient for the local shops and amenities at Roundhill Road, which are within half a mile, and tranquil walks through Manscombe woods to Cockington. For travelling and commuting, Torquay train station is a few minutes away with regular services to Exeter and London, Paddington. There are also local running bus services to Paignton, Newton Abbot and the surrounding areas.

The Apartment offers superbly presented accommodation with a neutral colour scheme, promoting the space and light within. Comprising a spacious Hallway with 2 large storage cupboards, a 19' Lounge/Diner opening onto a Balcony enjoying sea views, fitted Kitchen, 2 double Bedrooms (master en-suite), partly boarded loft space and a Bathroom. Outside, the communal gardens are very well presented and maintained with views to the sea, and the Apartment benefits from an allocated space in the undercover Garage.

The Accommodation Comprises:

COMMUNAL ENTRANCE Lift to all floors.

TOP FLOOR LANDING Door with intercom security into:

APARTMENT 23

SPACIOUS HALLWAY Radiator. Coved ceiling. Spotlights. Large walk-in cupboard with shelving, light, wall mounted heater and ample storage space. Built-in storage cupboard with shelving and light. Hatch and pull-down ladder to **PARTLY BOARDED LOFT SPACE** with light.

LOUNGE/DINER 19'10" x 19'5" (6.04m x 5.93m) max
4 x UPVC double glazed windows enjoying a triple aspect with views over the communal gardens and out to the sea. Coved ceiling. Inset spotlights. 2 x Radiators. Feature wall hung fireplace suite. T.V. aerial point. UPVC double opening doors opening to:

BALCONY Enjoying a lovely view over the area and out to sea. Enclosed by wrought iron railings, with a tiled floor, exterior light and space for a bistro table set.

KITCHEN 9'4" x 8'11" (2.84m x 2.72m) Worktops to 3 sides with range of storage cupboards and drawers beneath. Matching range of eye-level units. Franke 1.5 sink, drainer unit. Integrated appliances including dishwasher and fridge. Built-in Russell Hobbs 4-burner gas hob with stainless steel extractor hood over. Built-in dual oven and microwave. Kickboard heater. Cupboard housing the Ideal gas boiler. Part tiled walls.



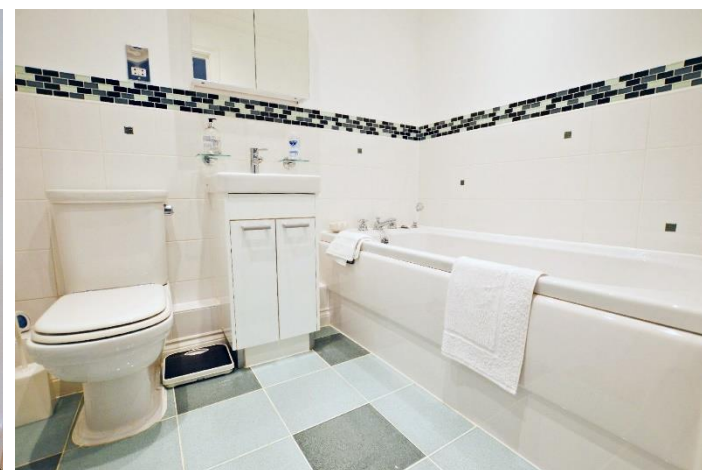
Telephone point. Coved ceiling. Spotlights. UPVC double glazed window overlooking the garden. UPVC double glazed window enjoying sea peeps.

MASTER BEDROOM 12'4" x 9'8" (3.75m x 2.94m) UPVC double glazed window overlooking the communal garden. Coved ceiling. Spotlights. Built-in wardrobes with mirror fronted sliding doors. T.V. aerial point. Radiator. Door into:

EN-SUITE SHOWER ROOM Fully tiled cubicle with shower and glazed folding door. Pedestal wash basin. Fitted wall cabinet with mirror fronted door. Low level W.C. Electric underfloor heating. Extractor fan. Spotlights. Heated towel rail. Coved ceiling. Part tiled walls.

BEDROOM 2 19'3" x 9'8" (5.86m x 2.94m) UPVC double glazed windows to 3 sides, enjoying views over the communal garden and peeps to the sea. Spotlights. Coved ceiling. Wall hung fireplace suite. Built-in wardrobes with mirror fronted sliding doors. T.V. aerial point. Telephone point. Radiator.

BATHROOM 7'1" x 5'7" (2.17m x 1.69m) Bath with deck mounted pull out shower attachment. Gloss vanity unit with inset wash basin and storage cupboards beneath. Shaver point. Fitted wall cupboard with mirror fronted doors. W.C. Electric underfloor heating. Tiled floor. Heated towel rail. Part tiled walls. Extractor fan. Inset spotlights. Coved ceiling.



OUTSIDE The block is approached via security gates and a wide driveway leading to Visitors Parking and **UNDERCOVER GARAGE** of which Apartment 23 has an allocated space. To either side of the driveway, there are well maintained borders and lawned areas. The communal gardens to the sides and rear of the block are again superbly maintained and presented, with lawns and borders planted with palm trees and a variety of shrubs and flowers. Lovely sea views can be enjoyed from the privacy of the gardens.

ADDITIONAL INFORMATION

COUNCIL TAX - Band E

TENURE – Leasehold

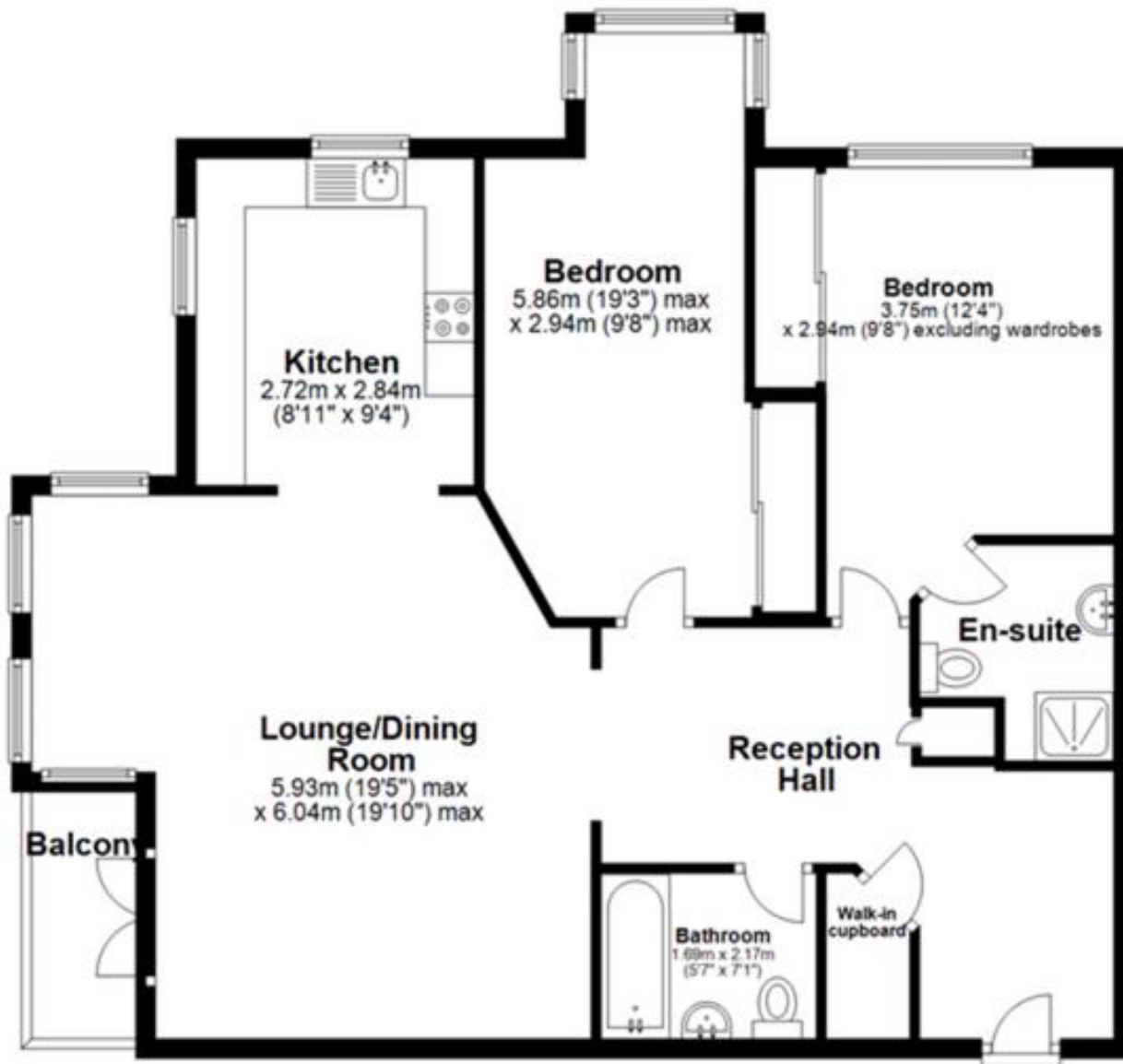
LEASE TERM - 199 years from 2003

MAINTENANCE: £3150.00 per annum

APARTMENT 23 HAS A SHARE OF THE FREEHOLD



Floor Plan



23 Hyperion, Torquay

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The measurements indicated in these particulars are supplied for guidance only. We have not tested any apparatus, equipment, fixtures, fittings, or services & it is in the buyer's interest to check the working conditions of any appliances. We have not sought to verify the legal title of the property; buyers can obtain verification from their Solicitor.

MONEY LAUNDERING REGULATIONS – All intending purchasers will be asked for identification documents - We do appreciate your co-operation in this.