



FLAT 3 THE CROFT, SUNNYSIDE, LOWER WARBERRY ROAD, TORQUAY, TQ1 1QP

Pincombe's
estate agents



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AN IMMACULATELY PRESENTED GARDEN LEVEL APARMENT WITH A BEAUTIFUL SOUTH WESTERLY FACING PRIVATE GARDEN - VIEWING HIGHLY RECOMMENDED

Pincombes are delighted to offer for sale, this stunning garden level Apartment presented and maintained to an extremely high standard affording a relaxed environment for contemporary living. The property comes to market with the benefit of no onward chain and the accommodation has been thoughtfully planned and designed to offer ample practical space. A large central inner hallway leads to the 18' Living Room with double doors opening directly to the garden, a stunning fitted Kitchen/Diner with angled island and integrated appliances, separate Utility, Office/Study, 2 double Bedrooms (the Master with a walk-in closet and en-suite Shower Room) and a spacious fully tiled Bathroom. Outside, the Apartment enjoys the benefit of its own private and enclosed garden which is south-westerly facing and a perfect place to relax and entertain. The garden is beautifully arranged with a full-length porcelain tiled Garden Terrace overlooking a lawn and wide gravelled pathways, with a second porcelain tiled terrace and large Chalet surrounded by established and well-maintained borders. There are also lawned communal gardens and a residents Parking area.

The Croft is situated in Wellswood, within half a mile of the local Ilsham Road shops and close to many of Torquay's natural attractions including parks and woodland at Ilsham Valley, Ansteys Cove, Meadfoot beach and the scenic southwest coast path. Torquay harbourside/marina is also within a mile of the Apartment and offers a good choice of waterfront restaurants and bistros, independent shops, and leisure activities both on and off the water. For travelling and commuting Torquay station is situated just off the sea front with regular services to Exeter and London Paddington and the South Devon expressway allows easy access to Exeter, Bristol and the M5.



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The Accommodation Comprises:

GARDEN LEVEL

Front door with double glazed panel opening into:

KITCHEN/DINER 15' x 14'6" (4.56m x 4.41m) A visually striking room, with modern fittings and a relaxing ambience.

Granite worksurfaces including a feature angled island with space for stools to one side and Inset Franke double sink with Blanco tap. There is plenty of storage in the form of a comprehensive range of gloss units with drawers and matching triple wall mounted storage cupboard. 5-Burner Smeg hob with matching Smeg extractor hood over. Siemens microwave/oven and Siemens oven with built-in storage. Smeg variable temperature-controlled wine cooler. Samsung American style fridge fridge/freezer with plumbed in water and ice-making dispenser and built-in storage surrounding. Inset spotlights. Tiled floor. Part tiled walls. Designer stainless steel radiator. UPVC double glazed window to front enjoying a lovely outlook over the garden. Double opening doors into:

UTILITY ROOM 11'5" x 4'1" (3.47m x 1.24m) Quartz worksurface with inset Franke stainless steel sink drainer and Quooker tap. Range of gloss storage cupboards and matching eye level units. Tiled floor. Siemens iSensonic washer and matching condenser dryer unit. New Keston wall mounted gas boiler.

LIVING ROOM 18'4" x 14'4" (5.59m x 4.38m) A welcoming room enjoying access directly onto the terrace, with lovely views of the garden beyond.





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Designer stainless steel radiator. Modern inset wall hung fireplace suite and remote-control gas fire. T.V. aerial point. Inset spotlights. Double opening doors onto the garden terrace enjoying views over the garden. Through to:

INNER HALLWAY 8'10" x 8'9" (2.69m x 2.67m) Inset spotlights. Designer stainless steel radiator.

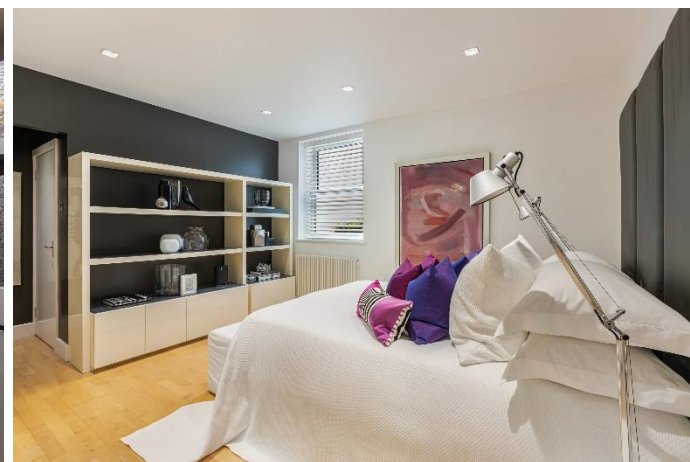
OFFICE/STUDY 7'5" x 5'2" (2.26m x 1.58m) Range of bespoke floor-to-ceiling shelving and drawers. Additional high-level storage.

MASTER BEDROOM 13'7" x 11' (4.13m x 3.36m) UPVC double glazed sash window to rear. Designer radiator. Inset spotlights. Through to: **WALK-IN CLOSET** Range of bespoke floor-to-ceiling storage comprising of drawers and shelves. Hanging rails and additional storage. Inset spotlights. Radiator.

EN-SUITE Fully tiled shower cubicle with rainfall head and glazed sliding door. Pedestal wash basin. Low level W.C. 2 x Tiled display/storage alcoves with inset spotlights. Heated towel rail. Inset spotlights. Tiled floor.

BEDROOM 2 14'11" x 9'8" (4.55m x 2.94m) UPVC double glazed sash window to rear. Designer radiator. Built-in Hulsta wardrobes and drawers. Inset spotlights.

BATHROOM Bath with central mixer taps and fitted room width mirror over. Pedestal wash basin. Low level W.C. Separate corner shower cubicle with glazed sliding door. Fully tiled walls. Tiled floor. Heated towel rail.





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OUTSIDE Apartment 3, Sunnyside benefits from its own enclosed, private garden which is worthy of a special note as it is presented and maintained beautifully by the current Vendors. This wonderful outside space also enjoys the benefit of a south westerly facing position.

From the living accommodation, doors open out onto a full-length Mandarin stone porcelain tile **GARDEN TERRACE**, the perfect outdoor space for entertaining, with ample room for several pieces of garden furniture for al fresco dining or just relaxing. There are also plentiful exterior power sockets and lighting. A few steps lead down to wide gravelled pathways that run either side of a stunning manicured lawned garden and surrounding the garden are well stocked borders with a huge variety of shrubs and flowers, along with several trees including a silver birch. At the edge of the lawn there is a decked area housing a **LARGE WOODEN CHALET** with double opening doors, windows, power, and light – An ideal space for yoga/studio/home working etc. The gravelled pathway continues to another raised Mandarin stone porcelain tiled terrace, bordered by railings and attractive shrub borders, offering a good degree of privacy with space for loungers.

From the garden, steps and a pathway lead out to the lawned **COMMUNAL GARDENS** and **COMMUNAL PARKING AREA**.

PLEASE NOTE: The pictures used within the brochure were taken in 2024.



Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

COUNCIL TAX – Band D

TENURE - Leasehold

LEASE TERM – 997 Years remaining

MAINTENANCE – £150.00 per month

PETS are allowed

5 Apartments occupy The Croft & each have an equal share of the freehold

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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.