

Picture of the block



9 TENERIFE, MIDDLE WARBERRY ROAD, WELLSWOOD,
TORQUAY, TQ1 1SJ

Pincombe's
estate agents



A SPACIOUS APARTMENT ENJOYING AN ENVIABLE PANORAMA ACROSS THE SEA & AROUND TO THE COUNTRYSIDE & HILLS AT MARLDON

This superbly presented Apartment is situated on the fourth floor within this extremely popular block in the Warberries, conveniently situated for the local shops at Ilsham Road in Wellswood, the pleasant greenspace of Ilsham Valley and Meadfoot Beach with its access to the scenic Southwest coast path. Torquay harbourside/marina is also just a few minutes away and offers a good choice of waterfront restaurants, independent shops, and leisure facilities.

The home is offered for sale with the benefit of no onward chain and affords spacious accommodation comprising Hallway, Lounge/Diner with an enclosed Balcony, Fitted Kitchen/Breakfast room, walk-in Utility/Store-room, 3 Double Bedrooms (Master En-Suite) and Bathroom. The rooms to the front of the Apartment enjoy the stunning, uninterrupted views over the area, across the sea and towards the green hills of Marldon. Outside, the communal gardens are well maintained and Apartment 9 benefits from a Garage

VIEWING HIGHLY RECOMMENDED

The Accommodation Comprises:

COMMUNAL ENTRANCE With secure entry system.
Lift to:

FOURTH FLOOR Wooden front door opening into:

APARTMENT 9

HALLWAY Intercom. Coved ceiling. Large storage cupboard with double doors. Built-in cupboard. Cupboard housing the hot water cylinder with slatted shelving above.

LOUNGE/DINER 17'6" x 15'10" (5.3m x 4.8m) max
UPVC windows enjoying widespread views over the Warberries, across to the top of Marlton and to the sea at Preston and Paignton. Coved ceiling. UPVC double doors opening to:

ENCLOSED BALCONY UPVC floor-to-ceiling windows to the front and side with a magnificent panorama over the area towards the coast, with views across to the fields at the top of Marlton and around to Preston, Paignton, and the sea.

KITCHEN/BREAKFAST ROOM 13'7" x 9' (4.1m x 2.7m) max
Worksurfaces to 3 sides with inset stainless-steel sink, drainer unit. Range of cream Shaker style units including corner carousel unit. Matching range of eye-level units. The worksurface extends to form a breakfast bar with space for stools beneath. Space and plumbing for washing machine. De dietreich induction hob with extractor hood above. Built-in oven. Part tiled



walls. Coved ceiling. UPVC double glazed floor to ceiling window with beautiful views across the area and sea, taking in the fields of Marldon and beaches of Paignton.

WALK-IN UTILITY/STORE ROOM UPVC double glazed window to rear. Power and light. Fitted shelving. Space for tumble dryer. Built-in cupboard. Glazed internal window to Hall.

BATHROOM 'P' shaped bath with Mira shower and curved glazed screen. Surface mounted wash basin with wooden storage cupboard under. Low level W.C. Tiled floor. Inset spotlights. Extractor fan. Tiled walls.

MASTER BEDROOM 15' x 11'8" (4.6m x 3.6m) Built-in wardrobes with mirrored sliding doors. Coved ceiling. UPVC sliding doors opening to the enclosed Balcony and enjoying the beautiful sea and countryside views beyond. Door into:

EN-SUITE SHOWER ROOM Large, fully tiled shower cubicle with Mira shower and glazed doors. Surface mounted wash basin with storage cupboard under. Low level W.C. Extractor fan. Inset spotlights. Tiled wall. Tiled floor.

BEDROOM 2 11'7" x 11'2" (3.5m x 3.4m) UPVC double glazed window to rear with a pleasant outlook over the area, towards Dartmoor in the distance. Coved ceiling. Dimplex night storage heater. Built-in wardrobe with mirrored sliding doors.



BEDROOM 3 11'2" x 10'1" (3.4m x 3.1m) UPVC double glazed window to rear with distant views of the moor. Coved ceiling. Built-in wardrobe with folding mirrored doors.

OUTSIDE The development is approached via a wide driveway from Middle Waberry Road with bays for Visitor parking. The drive continues around to the rear, where there is a garage block, of which Apartment 9 benefits from a **SINGLE GARAGE**. The communal gardens are well presented and maintained, comprising of lawned gardens with surrounding flower and shrub borders.

ADDITIONAL INFORMATION

COUNCIL TAX – Band E

TENURE - Leasehold

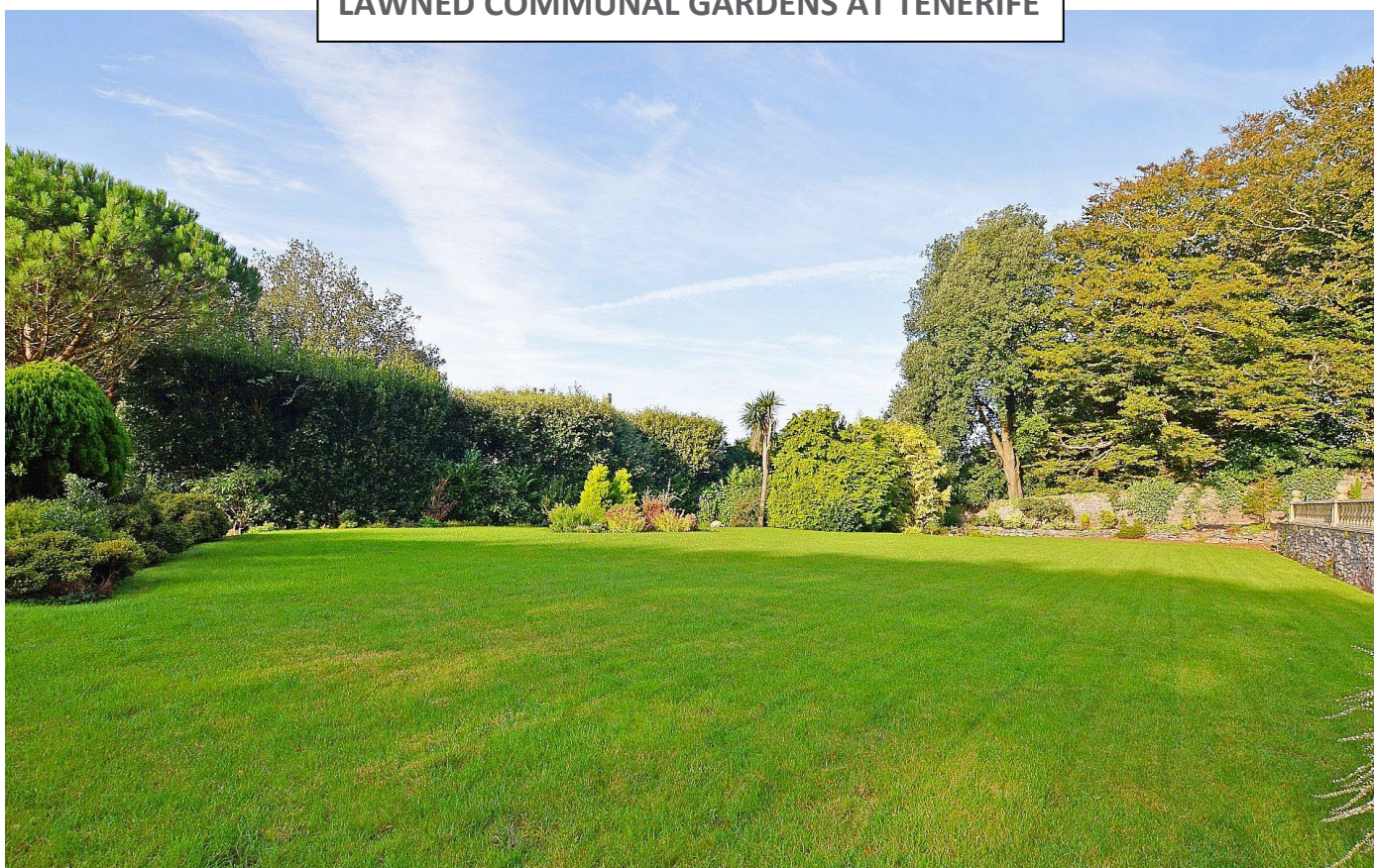
LENGTH OF LEASE - 199 years from 1975

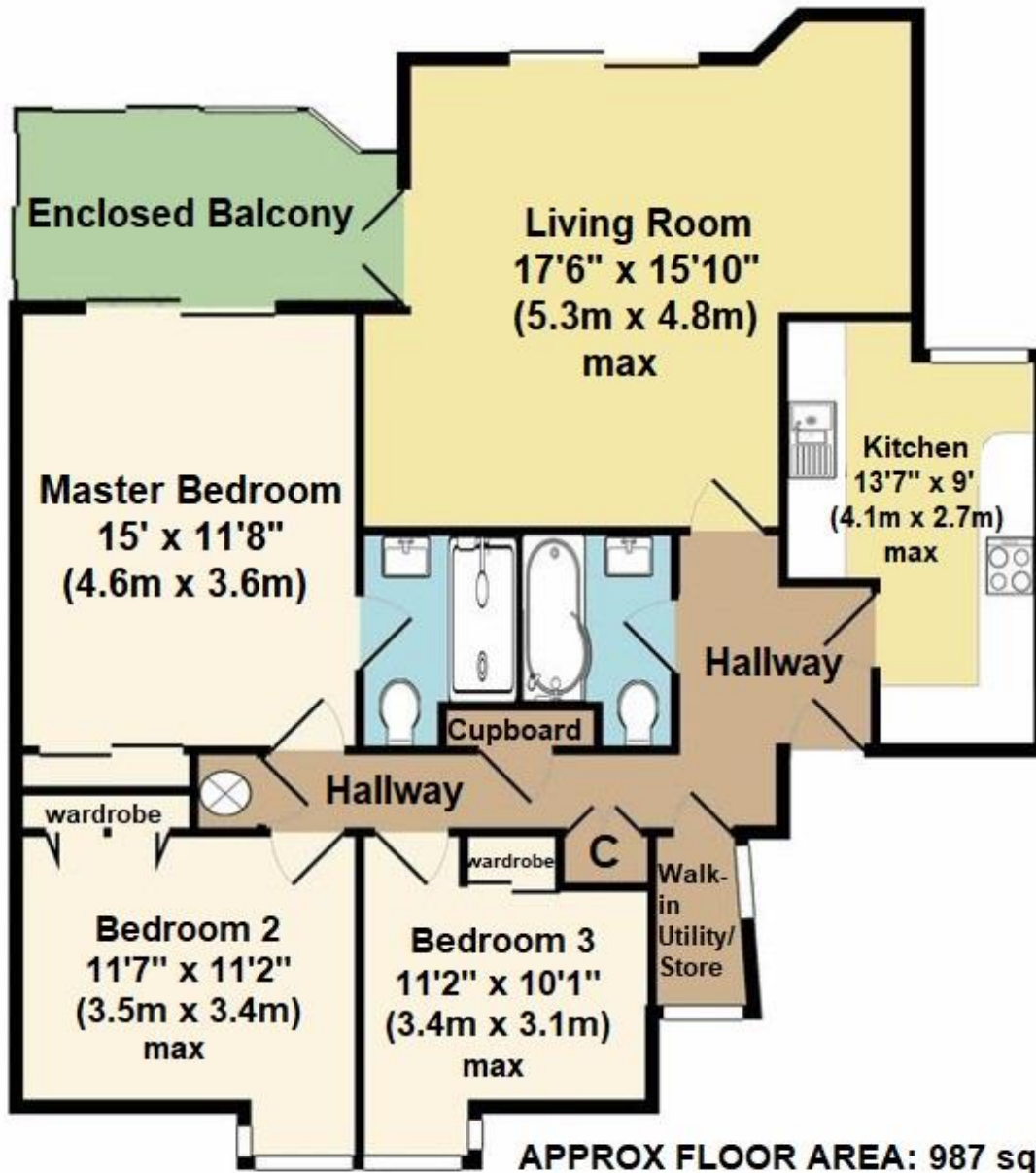
MAINTENANCE - £1,609.82 per half year, includes water rates

RESIDENTS OWN A SHARE OF THE FREEHOLD



LAWNED COMMUNAL GARDENS AT TENERIFE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	