



Higher Warberry Road

Torquay



Guide Price
£180,000 - £200,000

Situated in a tucked away location within the highly desirable residential area of The Warberries is this spacious, newly modernised, three bedroom top floor apartment which forms one of four individual dwellings set within a converted semi-detached Victorian Villa. The apartment is light and airy with a contemporary feel throughout and benefits from a share of the freehold. The property has also been neutrally decorated with UPVC double glazing, electric heating, wood effect laminate flooring throughout, and an insulated loft storage.

The property itself is conveniently situated close to Wellswood Village, with its local community, offering many fine shops and restaurants, as well as a post office, greengrocer and chemist. Within walking distance is one of Torquay's award winning visitor attractions, "Kents Cavern", with its prehistoric caves, as well as St Matthias Church. Gentle strolls through the beautiful Ilsham Valley lead to Ansteys Cove and Meadfoot Beach; Torquay town centre, mainline train station, harbour and seafront promenade, with its array of shops, restaurants, and theatre are also just a short drive away, making this the ideal location from which to explore all that the English Riviera has to offer!

The spacious sitting room features a large arched window, providing plenty of natural light and enjoying views over the communal grounds, as well as a modern electric fire with attractive surround. The fully equipped kitchen incorporates plenty of wall, base and drawer units, in addition to a breakfast bar, built-in oven and hob and space for additional appliances. The apartment benefits from three bedrooms; the master enjoys views to the front of the property, bedroom two faces the side with distant sea views. The third bedroom also enjoys sea views and benefits from fitted wardrobes along one wall and would make a great home office, hobbies room or additional bedroom. Completing the layout is a modern bathroom with built-in airing cupboard, P-shaped bath with shower over, vanity sink unit and low level WC.

Outside, the property enjoys the use of attractive shared communal gardens, an allocated parking space and visitors' parking.





STAR POINTS

- Top Floor Apartment
- Sought After Location
- Beautifully Presented
- Spacious Sitting Room
- Modern Kitchen & Bathroom
- 3 Bedrooms
- Distant Sea Views
- Attractive Communal Gardens
- Allocated & Visitor Parking
- Close to Ammenities

ADDITIONAL INFORMATION

Tenure – 1/4 Share of Freehold (owner is in the process of getting a new 999 year lease)

- Lease allows sub-lets & pets.

Ground Rent - N/A

Service Charge - £225 pcm

- includes building insurance & water rates

Council Tax Band - A

For prices & more information about Council Tax go to:

<https://www.torbay.gov.uk/council-tax/>

Local Authority - Torbay Council

EPC - F

Tree's to the side of the property have a preservation order.

There is NOT a water meter at the property.

Check broadband Availability at Openreach Fibre-Checker.

<https://www.openreach.com/fibre-checker>

Check mobile signal at Ofcom Mobile-Coverage.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

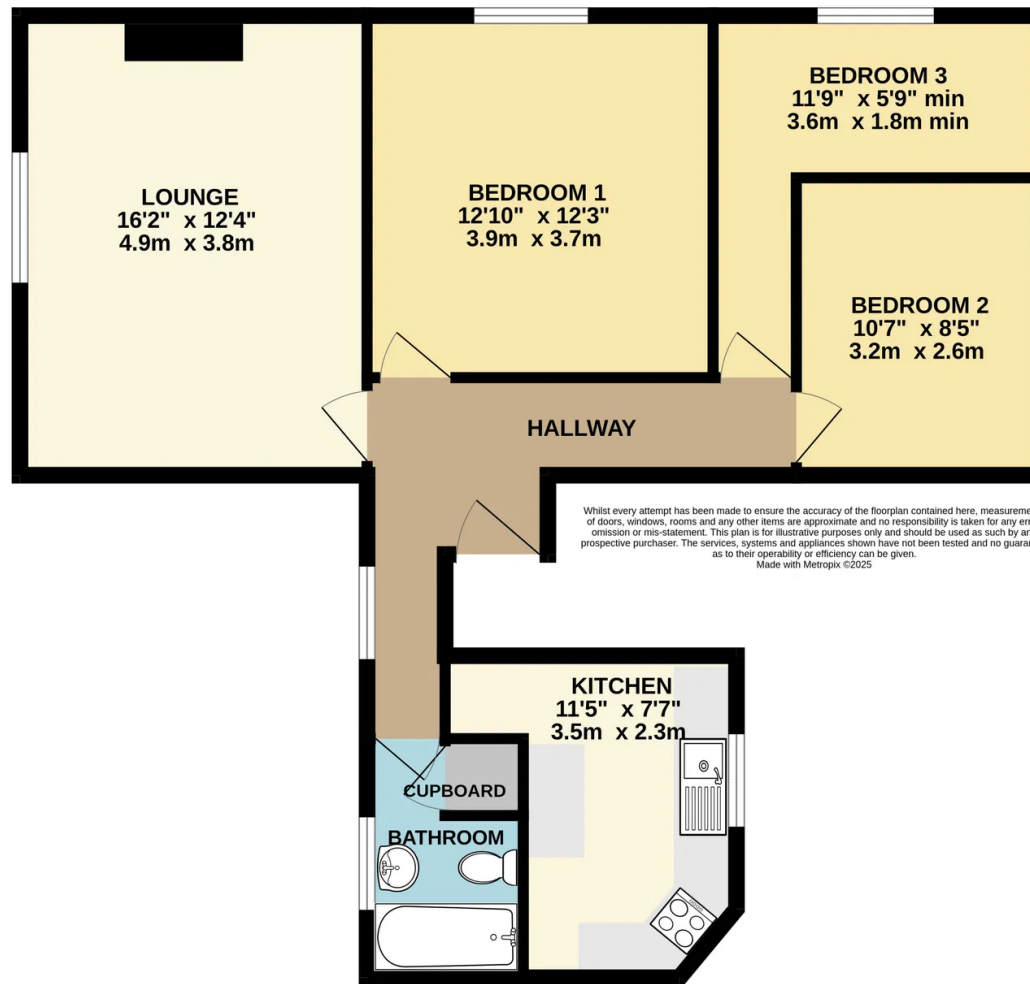
DIRECTIONS

What 3 Words: region.doll.mugs

Sat-Nav: TQ1 1SL



TOP FLOOR



www.garganandhart.co.uk

01803 897321



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