



---

Cumberland House



Dartmouth 10 miles Totnes 10 miles Exeter  
21 miles

An impressively spacious and newly renovated top floor three bedroom apartment elevated above Torquay seafront with spectacular views across Torbay and over Abbey Gardens.

- Three Bedroom Apartment
- Stunning Views Across the Bay & Abbey Gardens
- Large Living Room & Separate Kitchen
- Beautifully Maintained Communal Hallway
- Free On-Street Parking
- Private Balcony with Sea Views
- Communal Gardens
- Share of Freehold 999 Years from 2012
- Service Charge £1,400 p.a.
- Council Tax Band C

Guide Price £285,000

#### SITUATION AND DESCRIPTION

This high-ceilinged and spacious three-bedroom apartment on the second floor enjoys an elevated position above Torquay seafront affording panoramic views across Torbay and the beautifully landscaped Abbey Gardens. The area is well served by local bars, cafes, and restaurants, and Warren Road enjoys free on-street parking. Torquay is one of three beautiful towns forming the sheltered Tor Bay and is renowned for the warm climate, clear bathing waters and clean air. The town centre and main seafront are both equally a short stroll away providing a wonderful quality of life for its residents with excellent shopping, waterside restaurants, a theatre and bars. Internationally renowned water sports are held in the sheltered bay, with the marina also being close by providing excellent mooring facilities for luxury yachts and motor cruisers. The area provides many scenic walks along south Devon's coastal footpaths, with local golf courses also nearby. A short distance to the north you will find the magnificent Dartmoor National Park.

#### ACCOMMODATION

A beautifully maintained communal hallway, tiled and decorated in a traditional Victorian style, leads to the door of the apartment. Upon entering is a bright and spacious entrance hallway which services the entire accommodation and houses three big storage cupboards. New carpets and fresh decoration have created a contemporary and elegant style, allowing the covings and period features of the property to stand out. Immediately to the right is the sitting room with space for dining area. A sizeable picture window draws the eye to the spectacular views over Torre Abbey Gardens and across Torbay. Within the tastefully decorated room is a feature wall to add brightness to the neutral decor, a large mirror which allows the sea view to be enjoyed even when facing away from the window, a ceiling rose to tie in with the heritage of the villa, and ample space for both multiple seating options plus a dining table. Adjacent to the sitting room is a kitchen which is connected to the living space via serving hatch. The kitchen also enjoys phenomenal Bay views framed by a large picture window with opening transom window above for ventilation. The kitchen comprises of white and stainless-steel units, gas hob with electric oven under and extractor over, stainless steel sink with inset drainer, space for washing machine and dishwasher, and space for fridge/freezer. Bedrooms two and three are both opposite the living spaces and both can accommodate double beds. The principal bedroom is situated at the end of the hallway facing seaward. Sea views are enjoyed from this bedroom, as well as ample space for large

wardrobes and a chest of drawers. A newly renovated family bathroom next door has almost fully tiled walls for ease of maintenance, and comprises of Victorian style WC, wash hand basin, radiator with towel rail, and free-standing corner bath with shower over.

#### OUTSIDE

The balcony off the sitting room, with space for table and chairs, provides a wonderful place to sit or dine and enjoy the spectacular panoramic sea views. There are immaculately kept mature communal gardens for the use of all residents which are laid to lawn with an abundance of tropical plants and ornamental shrubs. There is also a communal clothes drying area in the gardens. There is free on-street parking on Warren Road.

#### SERVICES

Mains gas, electricity, water & drainage. Intercom door entry system. Standard, Superfast and Ultrafast Broadband supplied by Openreach available in the area. Mobile Networks available are EE, O2, Vodafone and Three.

#### TENURE

Share of Freehold 999 years from 2012. Holiday letting and pets are prohibited. No children under 12 years old allowed to live in the property full time.

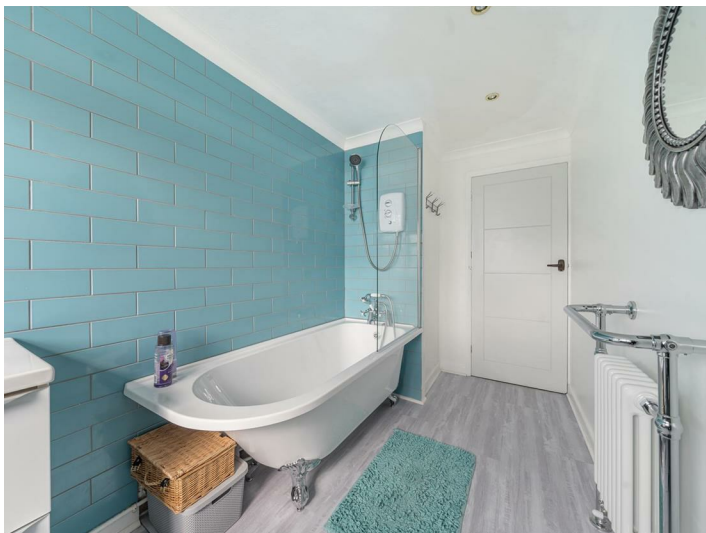
#### VIEWING

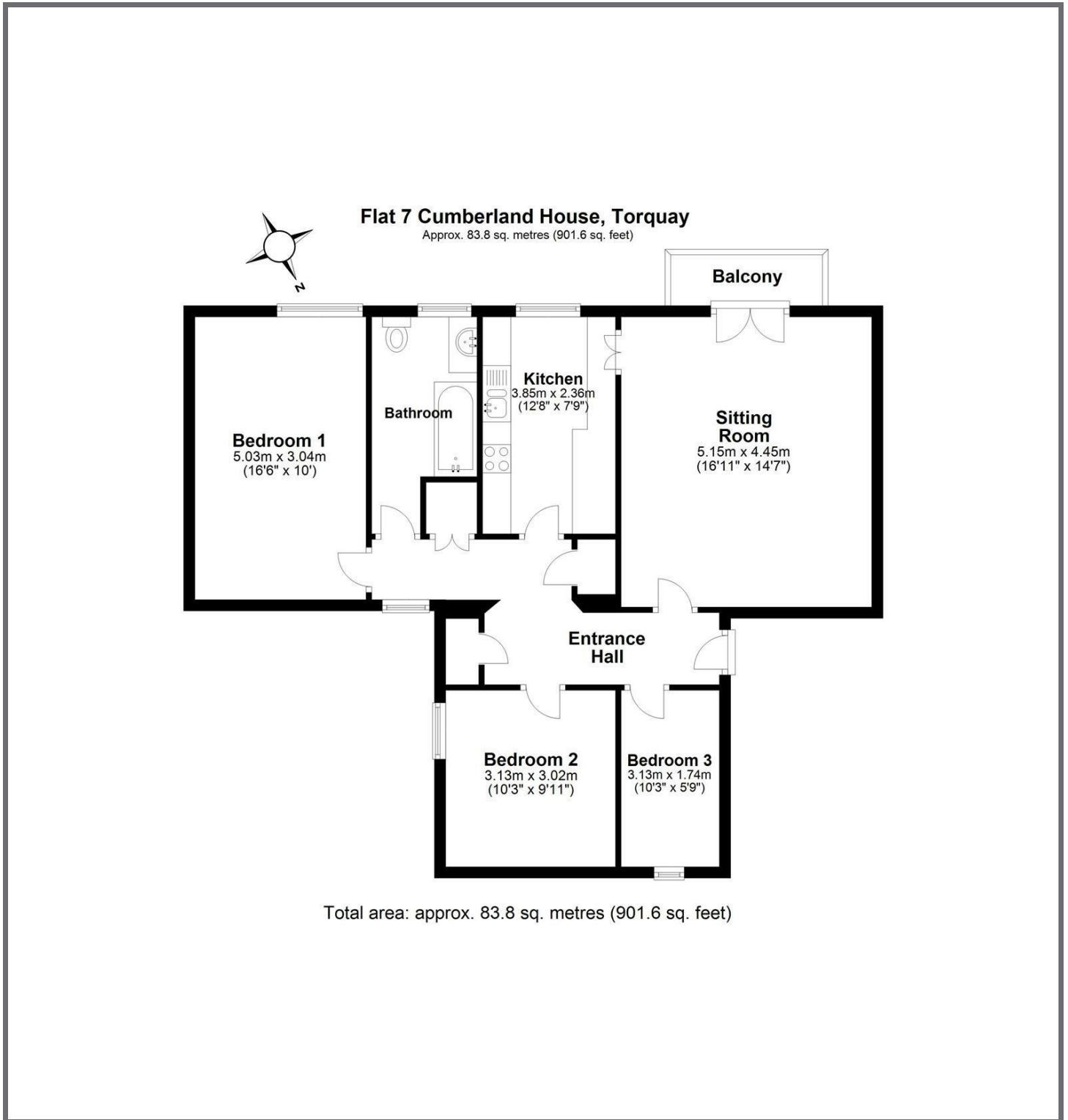
Strictly by prior appointment with Stags on 01803 200160

#### DIRECTIONS

From Stags Torquay office proceed along the Torbay Road (B3199) past the Princess Theatre and at the traffic lights turn sharp right (almost back on yourself) onto Shedden Hill Road, climb the hill and take the first right into Warren Road, where you will find Cumberland House situated on the right hand side.







IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		77
55-68	D	50	
39-54	E		
21-38	F		
1-20	G		

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

6 Vaughan Parade, Torquay, TQ2 5EG

01803 200160

torquay@stags.co.uk

stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London