



8 Teneriffe,



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Middle Warberry Road, Torquay, Devon TQ1 1SJ

Newton Abbot 8 miles Exeter 24 miles Plymouth 34 miles  
Totnes 10 miles

Enjoy spectacular views and a secure position set atop the prestigious wooded Warberries hillside, one of Torquay's renowned seven hills, Tenerife is a landmark development affording panoramic, commanding views of Torquay and stunning southerly sea and coastal vistas across Tor Bay.

- Wonderful Coastal & Sea Views
- Three Bedrooms (Ensuite to Master)
- Private Garage & Visitor Parking
- No Forward Chain
- Immaculately Presented
- Enclosed Balcony
- Leasehold, Share of Freehold
- Council Tax Band E

Asking Price £315,000

## SITUATION & DESCRIPTION

Enjoy spectacular views and a secure position set atop the prestigious wooded Warberries hillside, one of Torquay's renowned seven hills, Tenerife is a landmark development affording panoramic, commanding views of Torquay and stunning southerly sea and coastal vistas across Tor Bay. This particular third-floor apartment provides generous living accommodation with three-bedrooms including a modern ensuite to the principal bedroom, thoughtfully designed kitchen/breakfast room, light and spacious living room and family bathroom complemented by an enclosed balcony and a private garage. The development is surrounded by meticulously maintained communal gardens, featuring expansive lawns and charming paved terraces, creating a serene and picturesque setting for residents.

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 local beaches form a golden arc around the bay with shingle coves scattered nearby. The town provides 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 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.



## ACCOMMODATION

Access to the property is via a secure communal entrance, a lift and stairs rise to the third floor, where a private front door opens into the welcoming reception hall, complete with an intercom system. The reception hall benefits from ample storage space with a large storage cupboard, a cloaks recess with storage cupboard above, an additional shelved cupboard and an airing cupboard housing a hot water cylinder, doors to all rooms. The spacious sitting/dining room boasts patio doors to a Juliette balcony, offering breathtaking coastal views over Torquay and out to sea over the verdant hills of the surrounding Warberries while flooding the room with natural light. A door leads to the enclosed balcony, also with patio doors to a Juliette balcony, enjoying striking sea and coastal vistas, the perfect spot for your morning coffee. The kitchen/breakfast room is fitted with a range of white high-gloss units, featuring an inset circular sink, built-in electric oven, four-ring ceramic hob with cooker hood, integrated dishwasher, and space and plumbing for a washing machine and fridge/freezer. A window to the front aspect captivates with additional sea and coastal views, enhancing the delightful ambience of this apartment.

The Principal bedroom features patio doors leading to the enclosed balcony, along with a built-in double wardrobe. The ensuite is equipped with a large shower cubicle, wash basin with a vanity unit and a WC with a concealed cistern and is fully tiled. Bedroom two has a window overlooking the scenic wooded slopes of the Warberries and includes two built-in double wardrobes. Bedroom three also offers a view of the gardens and comes with a built-in double wardrobe. The main bathroom is fitted with a white suite, including a panelled bath with shower mixer taps above, a wash hand basin and a WC with a concealed cistern. This bathroom also features fully tiled walls, a ladder-style heated towel rail and a ceramic tiled floor and completes the accommodation.

## OUTSIDE

Nestled in beautifully landscaped communal gardens adorned with vibrant flower and shrub borders, this landmark development offers an idyllic living environment. The property is accessed via a sweeping driveway from Middle Warberry Road, featuring convenient visitor parking bays along the way. At the rear of the development, you will find a single garage, the sixth from the right, equipped with a remote-controlled up and over door for easy access. Additional visitor parking bays are also available at the rear, ensuring ample parking space for guests. This well-maintained and picturesque setting provides a serene and welcoming atmosphere for residents and visitors alike.

## SERVICES

Mains Water & Drainage, Electric Heating. Standard and Superfast broadband with Open Reach available in the area. Mobile coverage limited with Three.

## TENURE

Length of lease: 199 years from 1975 Residents own a share of the freehold. Service Charge: £1,584.29 per ½ year, as of July 2023, includes water rates. Ground Rent: £30 per annum.

## VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

## DIRECTIONS

From Torquay Clock Tower, head southwest on Torquay Road/A379 towards Union Street, continue onto Torwood Street, turn left onto Torwood Gardens Road, stay on Torwood Gardens Road at the roundabout, take the second exit onto Rock Road, then turn left onto Middle Warberry Road. Follow the road almost to the end where you will find the property on your 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1261 sq ft / 117.1 sq m (includes garage)  
For identification only - Not to scale

**Garage**  
4.57 x 2.44m  
15' x 8'

**Sitting Room**  
5.28 x 4.85m  
17'4 x 15'11

**Sun Room**  
4.06 x 2.06m  
13'4 x 6'9

**Kitchen**  
4.11 x 2.67m  
13'6 x 8'9

**Bedroom 1**  
4.45 x 3.86m  
14'7 x 12'8

**Bedroom 2**  
3.35 x 3.33m  
11' x 10'11

**Bedroom 3**  
3.28 x 3.07m  
10'9 x 10'1

**Ground Floor**

RICS Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 942531