



30 Holme Court,



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Lower Warberry Road, Torquay, TQ1 1QR

Newton Abbot 8 miles Exeter 23 miles Totnes 10 miles

Refurbished top floor, two bedroomed apartment with breath taking views over Torquay and out to sea. The property has recently undergone a programme of refurbishment and is presented in immaculate order throughout.

- Top Floor Two Bedroom Refurbished Apartment
- Communal Gardens inc Swimming Pool
- Private Garage Parking
- No Forward Chain
- Service Charge £3,300 p.a.
- Stunning Coastal & Sea Views Apartment
- Contemporary Fitted Kitchen & Bathroom
- Southerly Facing Balcony
- Share of Freehold 999 yrs from 1962
- Council Tax Band C

Asking Price £250,000

SITUATION & DESCRIPTION

Refurbished top floor, two bedroomed apartment with breath taking views over Torquay and out to sea. The property has recently undergone a programme of refurbishment and is presented in immaculate order throughout. Perfectly positioned to capture the best of the stunning views over the surrounding landscape of Torquay and out to sea. The property briefly comprises two double bedrooms, both with built in storage, modern fitted kitchen and contemporary bathroom with separate WC, spacious living room with Southerly facing balcony. The apartment complex boasts expansive communal grounds with the added bonus of a swimming pool for the use of residents. There is a single garage located in the communal car park and parking spaces on a first come first serve basis and there are no parking restrictions on the road. Located in a sought after area just a short walk from both Wellswood high street and Torquay Harbourside.

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

The approach to the property is via the communal entrance with security entry system, stairs and lift to all floors. Upon reaching the top floor the front door to the property gives access to the spacious entrance hall. The entrance hall provides ample storage with built in cupboards immediately on your left, ideal as a cloaks cupboard or office storage, with an alcove opposite which could be a desk area. Two further built in storage areas provide storage for the newly fitted Combi-boiler and an airing cupboard with shelf space and plumbing for a washing machine. Step into the refitted kitchen/breakfast room with a contemporary range of matching eye level and base fitted units with inset Franke sink and drainer with a boiling tap, integrated NEFF 'hide-and-slide' electric oven with induction hob and cooker hood above, integrated dishwasher and space for an upright fridge freezer. A handy breakfast bar creates the ideal spot to enjoy your morning coffee and appreciate the stunning coastal views and glorious sunsets, the space is lit with both low level and high level lighting dependant on the mood. The generous living room is positioned at the end of the hall detached from the rest of the block and flooded with natural light with a wall of windows on the Southerly side and a double glazed door over looking the balcony. An electric fire is the focal point of the room framed by built in shelving either side, TV point, radiator and window to side aspect. The balcony is bathed in sunlight and provides an outside area to sit and delight in the far reaching vistas stretching out below you enclosed with glass panels and chrome balustrades. Both bedrooms are double rooms with large double glazed windows to the front aspect and boast built in storage with hanging and shelf space. The modern fitted bathroom features a contemporary fitted three piece suite with panel enclosed bath with mixer taps and shower attachment, wash hand basin and double shower cubicle, fully tiled walls and flooring, radiator and is larger than average for the block. A separate WC features a modern low level WC and tiled flooring and completes the accommodation for the property.

OUTSIDE

The communal grounds feature a spacious driveway leading to the residents' and visitors' parking areas, with ample spaces available on a non-allocated basis. A set of steps takes you down to a beautifully maintained communal garden, offering lush lawns, a mix of mature trees, vibrant flower beds, and decorative garden pots, creating a peaceful outdoor space. a secluded area known as the Glade provides further seating options and a good level of privacy with access to an adjoining road providing good access to local amenities and the Harbour. Residents also enjoy exclusive use of a private swimming pool, available during the spring and summer months, adding a luxurious touch to this charming property.

TENURE

Leasehold 999 years from 1962
Service Charge £3300 p.a.
Assured Short-hold Tenancy Are Permitted
Holiday Lets are Not Permitted.
Pets Are Permitted (Subject to approval)

SERVICES

Mains Gas, Water and Electric, mains Drainage. Up to Superfast broadband available with Openreach in the area. Mobile coverage likely with O2

VIEWING ARRANGEMENTS

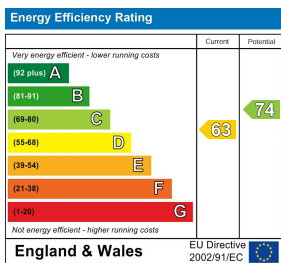
Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

Starting from the Stags Office on Vaughan Parade, Head north-west on Strand/A379 towards Vaughan Parade, Continue to follow A379, At the roundabout, take the 3rd exit onto Cary Parade/A379, Continue to follow A379At the roundabout, take the 1st exit onto Torwood St/A379, Continue to follow A379, Turn left onto Lower Warberry Road and the property can be found on the left.

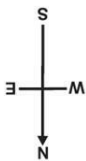


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.

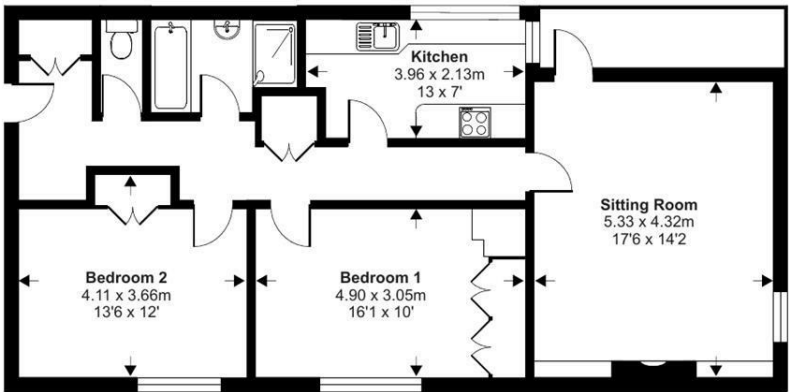


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Approximate Area = 891 sq ft / 82 sq m
For identification only - Not to scale



Seventh Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1175219