



9 Holme Court, Lower Warberry Road





# 9 Holme Court, Lower

Torquay, Devon TQ1 1QR

Newton Abbot 8 miles Exeter 23 miles Totnes 10 miles

Prominently positioned in one of Torquay's most sought-after locations, this beautifully refurbished entrance-level apartment has been meticulously modernised throughout making this an ideal single level living coastal home.

- Immaculately Presented Entry Level Apartment
- Thoughtfully Modernised Throughout
- Private Balcony with Stunning Views
- South Facing Property & Balcony
- Service Charge £3,600 p.a.
- Private Garage & Parking
- Two Spacious Double Bedrooms
- Communal Gardens inc Swimming Pool
- Share of Freehold 999 yrs from 1962
- Council Tax Band C

Asking Price £255,000

## SITUATION & DESCRIPTION

Prominently positioned in one of Torquay's most sought-after locations, this beautifully refurbished entrance-level apartment has been meticulously modernised throughout making this an ideal single level living coastal home. Just a short stroll from Wellswood high street and Torquay Harbourside, with its vibrant selection of restaurants, cafés, and shops, the property boasts a prime position. Immaculately presented throughout, the apartment features two well-appointed double bedrooms, a stylish modern shower room, a sleek kitchen with high-end Neff appliances, and a spacious lounge/dining area with stunning Herringbone flooring. A standout feature is the private balcony, offering delightful views over the communal gardens and towards the Lincombes and the coast. Residents enjoy access to well-maintained grounds and a particular feature being the communal outdoor pool, perfect for relaxing on sunny days. Additionally, the property includes a private garage within the communal car park, with ample on-street parking available nearby. Ideal for those seeking a contemporary and convenient lifestyle in a highly desirable area.

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

This impressive apartment boasts a thoughtfully designed layout, combining spacious living areas and bedrooms with modern amenities. The entrance hall welcomes you with a telephone entry system, ample built in storage and doors to all rooms. The expansive living/dining room features a light and spacious feel with a large double-glazed bay window flooding the room with natural light. A side window, and a double-glazed door leading to the enclosed private balcony. The balcony, with its sleek glass balustrade, offers tranquil views over the surrounding area, perfect for unwinding with a morning coffee or evening glass of wine.

The contemporary fitted kitchen is a true highlight of this stunning home, fitted with premium Neff and AEG appliances, including a double oven, four-ring hob with cooker hood, and a built-in fridge/freezer. The sleek modern wall and base units provide plenty of storage, complemented by fitted work surfaces, an integrated drainer sink, and a waste disposal unit, the perfect space to create and prepare your culinary delights. The two generously sized double bedrooms offer space and comfort, with the principal bedroom featuring fitted wardrobes with hanging and shelf space and a large rear-facing window benefitting from far reaching views. The second bedroom, another comfortable double, includes a storage cupboard and window to the side aspect boasting coastal views. The modern shower room is again finished to a high standard with stylish marble tiling, a walk-in shower, vanity unit with a backlit mirror, WC and a heated towel rail. This well-appointed apartment offers the perfect blend of contemporary style and practical living whilst making the most of the commanding coastal views.

## OUTSIDE

The communal grounds of this charming property are beautifully landscaped and thoughtfully designed, featuring a spacious driveway that leads to both residents' and visitors' parking areas. A set of steps descends to the meticulously maintained communal garden, where lush lawns are complemented by mature trees, vibrant flower beds, offering a picturesque outdoor retreat. For added privacy, a secluded area known as "The Glade" provides additional seating and a peaceful atmosphere, with convenient access to a nearby road connecting to local amenities and the Harbour. Enhancing the lifestyle of its residents, the property also boasts exclusive use of a private swimming pool, open during the spring and summer months, making it an ideal haven for relaxation and leisure.

## TENURE

Leasehold 999 years from 1962  
Service Charge £3600 p.a. Ground rent £25  
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.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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 Gross Internal Area = 94.1 sq m / 1013 sq ft

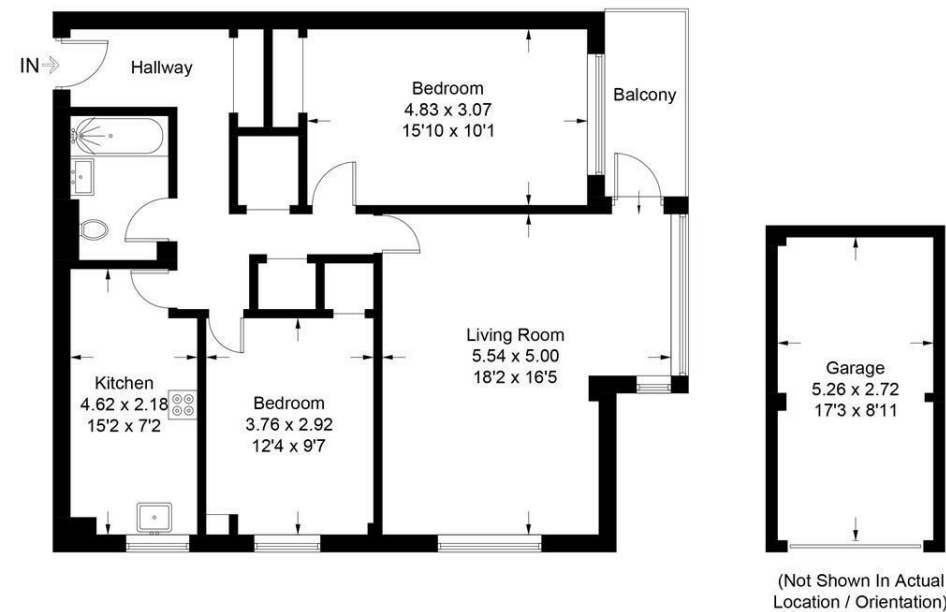


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1157892)