



9 Tenerife





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Middle Warberry Road, Torquay, TQ1 1SJ

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

Making the most of a secure and elevated position atop the prestigious Warberries hillside—one of Torquay's famed seven hills—this exceptional fifth-floor apartment within the landmark Tenerife development boasts breath taking panoramic views across Torquay and the stunning southern coastline of Tor Bay.

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

## Guide Price £255,000

### SITUATION & DESCRIPTION

Making the most of a secure and elevated position atop the prestigious Warberries hillside, one of Torquay's famed seven hills, this exceptional fifth-floor apartment within the landmark Tenerife development boasts breath taking panoramic views across Torquay and the stunning southern coastline of Tor Bay. Generously proportioned, the apartment offers three well-appointed bedrooms, including a principal suite with a contemporary ensuite, a thoughtfully designed kitchen/breakfast room, a bright and spacious living room, and a modern family bathroom. An enclosed balcony invites you to soak in the scenery year-round, while the inclusion of a private garage ensures practicality. Residents benefit from beautifully landscaped communal gardens, with sweeping lawns and elegant paved terraces that enhance the peaceful, picturesque surroundings.

Torquay, one of the three charming towns that make up the sheltered enclave of Tor Bay, is celebrated for its mild climate, crystal-clear bathing waters, and fresh sea air. Golden sandy beaches curve gracefully around the bay, interspersed with idyllic shingle coves, creating a picturesque coastal setting. The town offers an exceptional quality of life, featuring a vibrant mix of boutique shopping, waterside dining, lively bars, and a well-regarded theatre. Torquay is also a hub for internationally acclaimed water sports, with its bustling marina offering premium mooring for luxury yachts and motor cruisers. For those who enjoy the outdoors, scenic coastal footpaths and a selection of nearby golf courses provide endless opportunities for recreation and relaxation amidst South Devon's natural beauty.





**ACCOMMODATION**

Accessed via a secure communal entrance, with both lift and stair access to the fifth floor, this beautifully appointed apartment welcomes you through a private front door into a spacious reception hall, complete with intercom system. Designed with practicality in mind, the hall offers extensive storage, including a large cupboard, a cloaks recess with overhead cupboard, a shelved cupboard, and an airing cupboard. The generous sitting/dining room is bathed in natural light, with patio doors opening to a Juliette balcony that frames breath taking coastal views across Torquay and out to sea over the lush Warberries hillside. A further door leads to an enclosed balcony, also with a Juliette balcony, where striking sea vistas create the perfect backdrop for a peaceful morning coffee. The stylish kitchen/breakfast room is fitted with sleek white high-gloss units and features an inset sink, built-in double electric oven, four-ring hob with cooker hood, and space for a washing machine and fridge/freezer. A front-facing window provides yet another vantage point to soak in the captivating sea and coastal scenery.

The principal bedroom is a tranquil retreat, featuring patio doors that open onto the enclosed balcony, allowing for a seamless connection to the stunning coastal surroundings. It also benefits from a built-in double wardrobe and a stylish ensuite, complete with a shower cubicle, wash basin set within a sleek vanity unit, and a WVC with concealed cistern, all finished with tiling for a contemporary feel. Bedroom two enjoys views across the scenic, wooded slopes of the Warberries and offers excellent storage with built-in double wardrobes. Bedroom three overlooks the beautifully maintained gardens and includes a built-in double wardrobe, making it ideal as a guest room or home office. The main bathroom is finished to a high standard, featuring a white suite comprising a panelled bath with shower mixer taps, a wash hand basin, and a WC. Fully tiled walls, and a ladder-style heated towel rail add to the bathroom's clean and modern aesthetic, completing the well-designed accommodation.

**OUTSIDE**

Quietly located within beautifully landscaped communal gardens, enriched with vibrant flower beds and mature shrub borders, this landmark development offers a truly idyllic and tranquil living environment. Accessed via a sweeping driveway from Middle Warberry Road, the approach is both impressive and convenient, with visitor parking bays thoughtfully positioned along the way. To the rear of the development, the property benefits from a private single garage with a up-and-over door for effortless access. Additional visitor parking bays at the rear further enhance the practicality of this well-maintained setting, creating a peaceful and welcoming atmosphere for both residents and their guests.

**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: £2,053.52 per ½ year, 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.

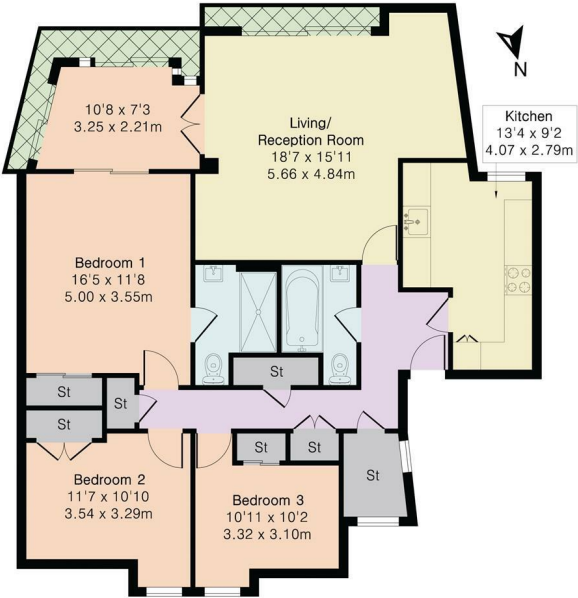




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances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



Approximate Gross Internal Area 1122 sq ft - 104 sq m



Fifth Floor Flat



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

6 Vaughan Parade, Torquay, TQ2 5EG

torquay@stags.co.uk  
01803 200160