



**Pine Court Apartments, The Warberries, Torquay**

**£160,000**

To arrange a viewing, when calling please quote CS1097.

In the sought after Warberries area of Torquay the property offers a well presented cottage style home with accommodation arranged over two floors.

The Warberries is a very sought after location nestled on the hillside with the amenities of Wellswood and Torquay town a short distance away. Wellswood offers a range of individual and day to day shops including a Co op, delicatessen, pharmacy, post office, pub, restaurants and Ilsham Primary School. Torquay harbourside is accessible from the Babbacombe Road and offers further shopping facilities, eating establishments and transport links.

Forming part of a popular development, Pine Court offers communal outside space, a communal car park and a clothes drying area. The property is accessed via a covered entrance with storage cupboard which then leads to the front door. Once inside, an entrance hallway leads to the ground floor accommodation comprising a fitted kitchen, a sitting room which opens onto a communal patio, inner hallway and shower room/WC. On the first floor are two double bedrooms, one with a WC. The property is further complimented throughout with UPVC double glazed windows and electric heating. An internal inspection is highly recommended in order to appreciate the accommodation on offer.

#### **The accommodation comprises**

Covered entrance with storage cupboard and door to:

**ENTRANCE HALL** - 2.29m x 0.94m (7'6" x 3'1") Coved ceiling with light point, night storage heater, dado rails, storage cupboard with shelving and housing the fridge freezer. Door to:

**KITCHEN** - 2.79m x 2.18m (9'2" x 7'2") Coved ceiling with directional spotlights, dado rails. Fitted kitchen comprising a range of base and drawer units with roll-edge to work surfaces over, inset circular sink and drainer with mixer tap over, inset four ring electric hob with extractor over, tiled surrounds, matching level cabinets, part tiled walls, built-in double electric oven, space and plumbing for washing machine, door to:

**INNER HALLWAY** Stairs with handrail to first floor, door to:

**SITTING ROOM** - 3.45m x 3.43m (11'4" x 11'3") Maximum measurements. Light point, dado rail, UPVC double glazed window to rear aspect, night storage heater, inset electric fire with storage to chimney recess, TV connection point, UPVC double door opening onto a communal patio, door to:





**HALLWAY** Light point, cupboard housing the water heater and with slatted shelving, door to:

**SHOWER ROOM/WC** - 2.18m x 1.57m (7'2" x 5'2") Inset spotlights, extractor fan. Comprising shower enclosure with sliding door and electric shower, pedestal wash hand basin, close coupled WC, part tiled walls, heated towel rail.

**FIRST FLOOR LANDING** Pendant light point, UPVC double glazed window, doors to:

**BEDROOM ONE** - 3.94m x 3.48m (12'11" x 11'5") Maximum measurements. Pendant light point, UPVC double glazed window with some sea glimpses, wall mounted electric radiator, built-in storage cupboard with shelving, door to:

**WC** - 1.19m x 1.09m (3'11" x 3'7") Light point, extractor fan. Comprising close coupled WC, pedestal wash hand basin, tiled walls.

**BEDROOM TWO** - 3.94m x 2.26m (12'11" x 7'5") Pendant light point, UPVC double glazed window, built-in storage cupboard with slatted shelving, wall-mounted electric heater.

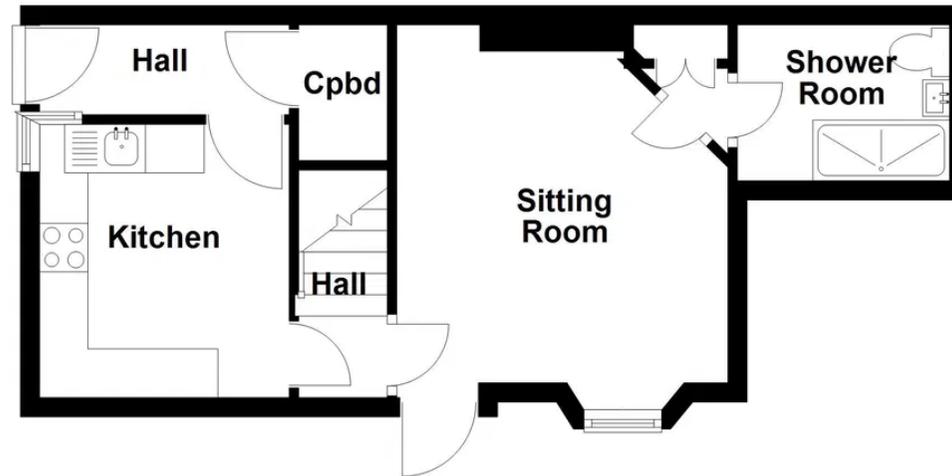
**OUTSIDE** Pine Court has a communal outside space, car park and clothes drying area. The property has direct access on to a communal patio area from the sitting room.

#### USEFUL INFORMATION

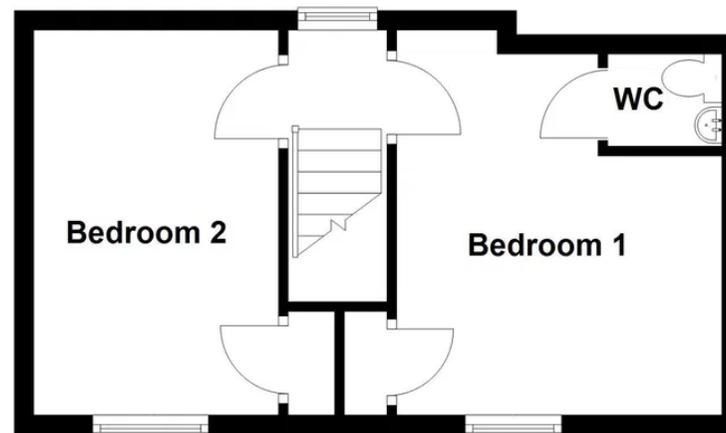
Tenure – LEASEHOLD 199 years from 29/02/88  
 Service Charge - £211.88 pcm to include ground rent  
 Age - Converted 1988 (unverified)  
 Heating - Electric  
 Drainage - Mains  
 Windows - Double glazed  
 Council Tax - Tax band A  
 EPC Rating - F/25 potential - C/73  
 Broadband - To be confirmed  
 Mobile - To be confirmed



## Ground Floor



## First Floor



# CHRISTOPHER SCALES

POWERED BY  
**exp** UK

07713352747  
christopher.scales@exp.uk.com  
christopherscales.exp.uk.com