



**Connells**

Hunsdon Court Hunsdon Road  
Torquay



### Property Description

Situated within the highly desirable Warberries Conservation Area, this well-presented second-floor apartment enjoys an elevated position with stunning south-facing sea views across Torbay. Offered with a share of freehold, it provides a rare sense of privacy on a quiet tree-lined road, yet remains within easy walking distance of Torquay harbour, beaches, shops and restaurants.

Accessed via a secure communal entrance with lift and entry system, the property benefits from an allocated parking space, visitor parking and well-maintained communal gardens. The development is professionally managed and suits permanent living, a second home or investment, with holiday letting, long-term letting and pets permitted.

The bright double-aspect living/dining room is the focal point, offering panoramic sea views and excellent space for relaxing or entertaining. The modern kitchen features integrated appliances, ample worktop space and a recently installed gas boiler.

There are two generous double bedrooms, including a principal room with sea views, built-in wardrobes and a fitted desk. The second bedroom is equally versatile as a guest room or study. A contemporary shower room is finished to a high standard.

Additional benefits include gas central heating, double glazing, superfast broadband availability, and intercom entry.

Combining exceptional views, secure parking, lift access and a prime coastal location, this is a superb opportunity in one of Torquay's most sought-after areas.



## Entrance Hall

Secure communal entrance with lift and staircase access. Entry phone system, built-in storage cupboard, external utility meters, central heating radiator and doors leading to all principal rooms.

## Living / Dining Room

A superb double-aspect reception room enjoying breathtaking south-facing sea views across Torbay. Flooded with natural light from dual-aspect double-glazed windows, this spacious room provides ample space for both living and dining furniture, making it ideal for entertaining or relaxing while enjoying the stunning outlook.

## Kitchen

A modern fitted kitchen comprising a range of wall and base units with generous worktop space. Integrated oven and hob with extractor hood, built-in fridge, space for a freestanding fridge freezer, stainless steel sink beneath a side-facing double-glazed window, under-cabinet lighting and a recently installed wall-mounted gas boiler.

## Bedroom One

A spacious principal double bedroom enjoying beautiful sea views. Fitted with extensive built-in wardrobes and a fitted desk, creating excellent storage together with an ideal home office or dressing area.

## Bedroom Two

A further generous double bedroom offering flexibility for use as a guest room, home office or additional living space. Large window providing plenty of natural light.

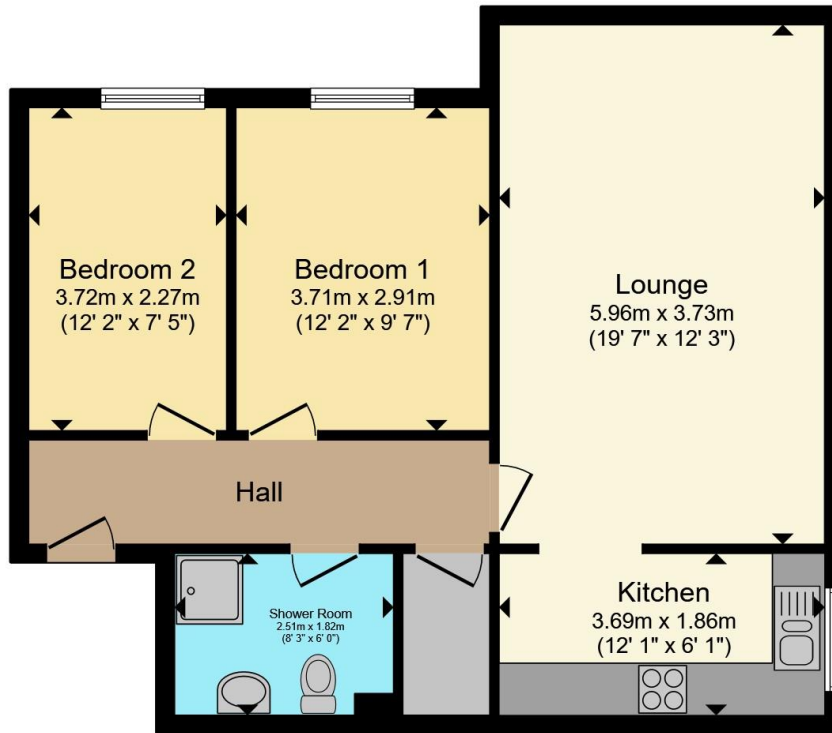
## Shower Room

A contemporary shower room fitted with a large corner shower enclosure, vanity unit incorporating wash basin, low-level WC, heated towel rail, extractor fan and central heating radiator.

## Outside

The apartment benefits from attractive communal gardens, a private allocated parking space, designated visitor parking and a secure residents' entrance with lift access. Situated within the prestigious Warberries Conservation Area on a quiet tree-lined road, the property enjoys a peaceful setting with no overlooking properties whilst remaining within easy walking distance of Torquay's harbour, beaches, restaurants and local amenities.





Total floor area 63.8 m<sup>2</sup> (687 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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115 Union Street  
 TORQUAY TQ1 3DW

EPC Rating: C

Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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