



Higher Warberry Road | Torquay | TQ1 1RY

Asking Price Of £148,000

A two bedroom first floor flat located within an impressive detached Victorian villa situated at the end of a quiet road in the sought after Warberries residential district. Villa Paradiso is a rather special development that features lovely gardens and a fine heated swimming pool nestled in a south facing position, with a raised flag stoned terrace for dining.

- SOUGHT AFTER WARBERRIES DISTRICT
- 2 BEDROOMS
- SHOWER ROOM
- COMMUNAL GARDENS AND SWIMMING POOL
- PARKING
- BASEMENT STORAGE CAGE

### Communal Entrance

Stair access to the first floor landing and private front door to:-

### Reception Hall

Airing cupboard with lagged hot water tank and slat shelving for linen storage. Radiator with cover. Open archway leads to:

### Lounge - 3.91m x 3.52m (12'9" x 11'6")

Featuring attractive arched sash window with pleasant outlook over communal driveway and flower beds, with mature magnolia tree as a focus point. Coved ceiling with downlighters. Folding door through to galley kitchen.

### Kitchen - 3.23m x 1.41m (10'7" x 4'7")

White finished units with melamine work surfaces with inset four ring electric hob with oven beneath, stainless steel splashback and matching stainless steel cooker hood. Range of wall cabinets and base cupboards for storage with drawers, bottle rack. Inset sink unit with chrome mixer tap, with navy blue wall tiles to complement the white. Recess for fridge/freezer and automatic washing machine. Coved ceiling, ceiling downlighters and window with side aspect. From the reception hallway three steps lead down to lower hallway

### Bedroom One - 3.54m x 2.51m (11'7" x 8'2")

Radiator, sash window with views across Torquay towards Marldon. Coved ceiling.

### Bedroom Two - 3.31m x 2.51m (10'10" x 8'2")

Double and single wardrobes both with storage cupboards above. Coved ceiling, sash window with side aspect.

### Shower Room

White suite with pedestal hand wash basin, close couple WC, shower cubicle, extractor fan, coved ceiling, window with side aspect towards Higher Warberry Road, ceiling downlighters, half dado height painted panelling.

### Basement Storage

Area in the basement of the property provides useful storage for the private use of residents.

### Communal Garden And Swimming Pool

Generous lawn and patio areas lead down to a heated swimming pool which has been upgraded with flagstone sunbathing area and raised patio for dining in fine weather. This wonderful south-facing area enjoys sunshine throughout the day and the pool is heated during the summer season.

### Communal Laundry

For use of all residents.

### Parking

Resident and visitor car parking.

### Agents Note

Photographs were taken before property was cleared.

### Address

Higher Warberry Road, Torquay, TQ1 1RY

### Tenure

Leasehold

### Council Tax Band

A

### EPC Rating

E

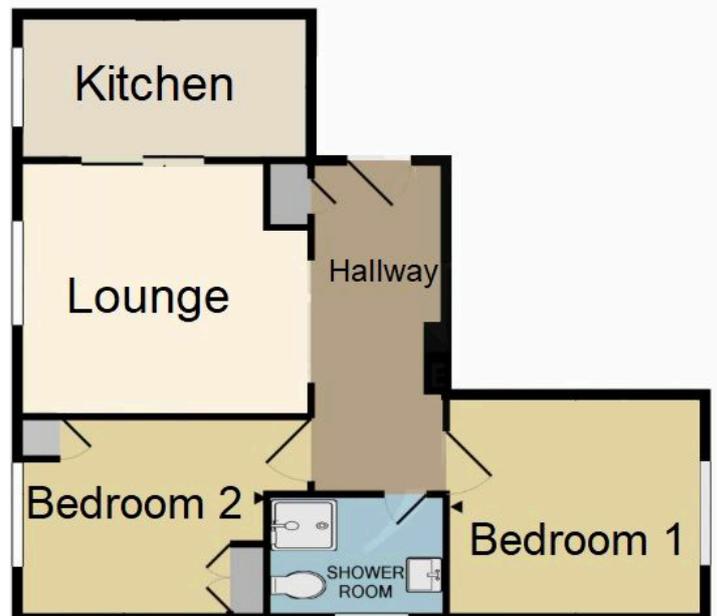
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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.