



15 SPA COURT
TORQUAY TQ1 1PZ

HSowen
Estate Agents

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GUIDE PRICE £300,000 - £325,000 A beautifully presented three-bedroom apartment set in a peaceful and highly sought-after location in the Warberries. The accommodation comprises three well-proportioned bedrooms, including a principal bedroom with en-suite, a contemporary family bathroom, a generous open-plan living and dining area, a fitted kitchen, and a spacious entrance hall. A particularly rare and attractive feature of this property is the exceptionally large, almost level, walled garden. The outdoor space includes a well-maintained lawn and a substantial sun deck, providing ample room for outdoor dining, entertaining, and garden furniture — a unique offering for an apartment of this type. The property further benefits from its own allocated parking space and a garage equipped with both power and lighting. Location Tucked away within a private and well-maintained complex at the top of Stitchill Road, the apartment enjoys a quiet yet convenient setting. Torwood Gardens and Torquay Harbour are both within easy walking distance, offering a wide range of shops, amenities, and eateries. Wellwood High Street is also within walking distance, and a nearby bus stop provides excellent transport links.

Entrance Hallway

Storage cupboards. Front elevation door.

Bedroom Two 11' 7" x 10' 3" (3.53m x 3.12m)

Wall mounted radiator. Front elevation double glazed window. Built in wardrobes.

Living/ Dining room 21' 0" x 15' 4" (6.40m x 4.67m)

Side elevation double glazed window. Wall mounted radiators. Raised dining area. Opening to kitchen.

Kitchen 9' 3" x 13' 0" (2.82m x 3.96m)

Fitted kitchen with wall and base units. Fitted work surface. Four ring hob. Fitted oven. Sink with drainer. Side elevation double glazed window. Cooker hood.

Inner hall

Side elevation double glazed window. Wall mounted radiator.

Bedroom One 17' 1" x 10' 5" (5.20m x 3.17m)

Rear elevation double glazed windows. Fitted wardrobes. Wall mounted radiators.

En-suite

Rear elevation double glazed frosted window. Low level WC. Wash hand basin. Tiling. Shower cubicle.

Bedroom Three 9' 7" x 11' 1" (2.92m x 3.38m)

Side elevation double glazed window. Wall mounted radiator.





PUTA
CORK
IN IT

TELEPHONE

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Bathroom

Tiled bath with shower over. Low level WC. Wash hand basin. Tiling. Double glazed window. Loft hatch. Heated towel rail.

Garage 6' 10" x 8' 0" (2.08m x 2.44m)

Up and over door. Power and lighting.





Give up PROSECCO
I'd rather shove a
WASP up my arse!

I like big
Gins
and I cannot lie!
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General

Services:

All mains services are believed to be connected to the property.

Local Authority:

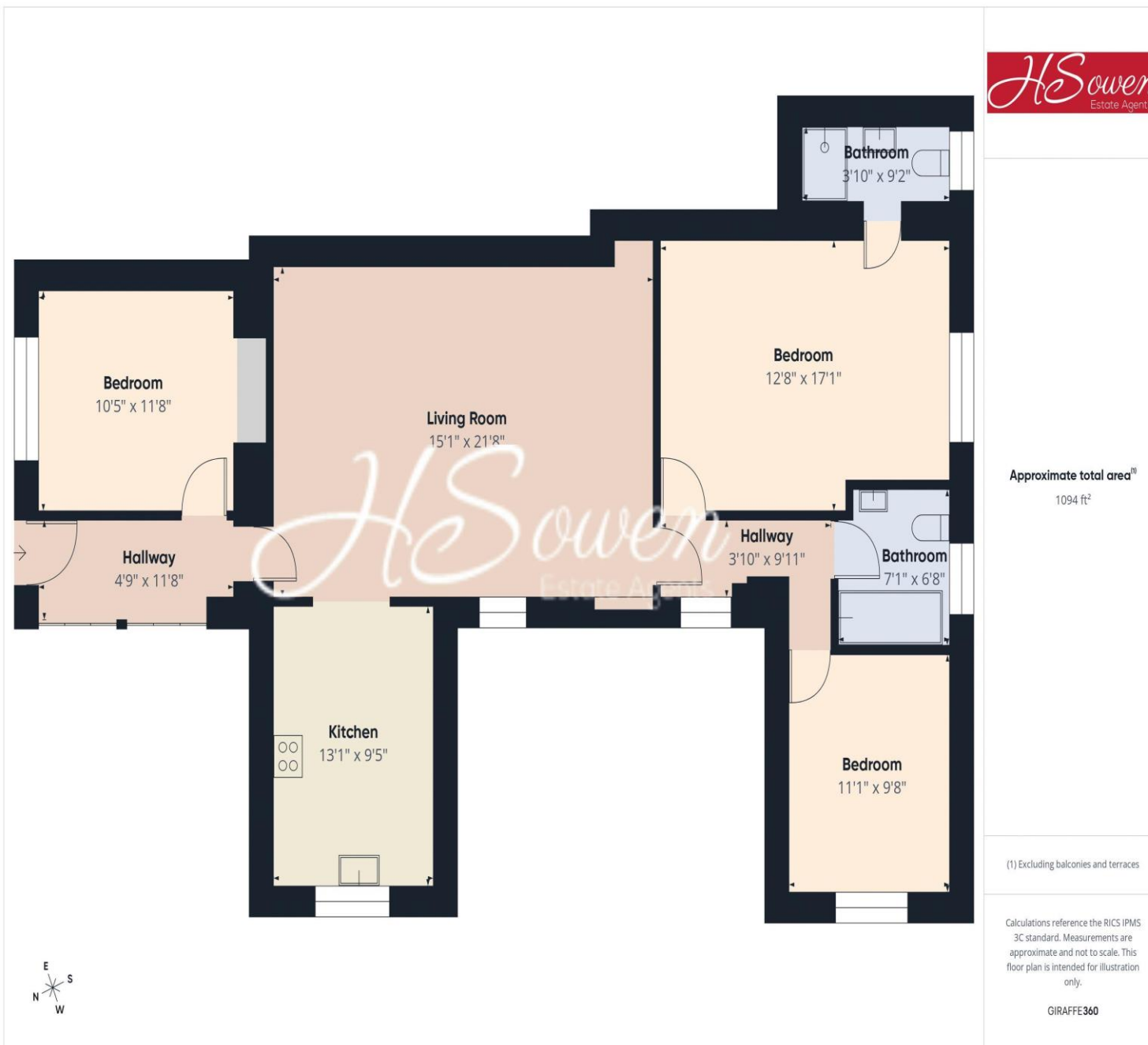
Torbay Council

Council Tax:





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	75 C
39-54	E		
21-38	F		
1-20	G		



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.