



Connells

Ellesmere Lower Warberry Road
Torquay



Property Description

Set within an exclusive development in the sought after Wellswood area, this well-presented two bedroom first-floor apartment offers spacious and versatile living in a peaceful coastal setting.

The property features two generous reception rooms, providing flexible space for both formal dining and comfortable lounging, with access to a private balcony enjoying pleasant outlooks and glimpses of the sea. The well appointed kitchen complements the living space, while both bedrooms are thoughtfully proportioned, with the principal bedroom benefiting from an ensuite bathroom. A separate shower room serves the second bedroom and guests.

Residents enjoy the convenience of lift and stair access, as well as allocated secure underground parking. The development is set within approximately two acres of beautifully maintained communal landscaped gardens, offering a tranquil environment to relax and unwind.

This apartment combines practical living with a desirable location, making it an ideal choice for those seeking a coastal home with excellent amenities and surroundings.



Entrance Hall

Welcoming hallway with access to rooms, storage cupboard and entry phone system.

Living Room

Bright and generously sized reception room with access to the balcony, enjoying pleasant outlooks and glimpses towards the sea.

Dining Room

Versatile additional reception room, ideal as a formal dining area, home office or second lounge.

Kitchen

Well appointed kitchen fitted with a range of wall and base units, work surfaces and space for appliances.

Bedroom 1

Spacious double bedroom with fitted storage and the benefit of an ensuite bathroom.

Ensuite

Comprising bath, wash hand basin and WC.

Bedroom 2

Good sized second double bedroom, ideal for guests or family.

Shower Room

Fitted with shower, wash hand basin and WC.

Balcony

Private outdoor space accessed from the living room, enjoying open aspects and sea glimpses.

Parking

Allocated secure underground parking space.

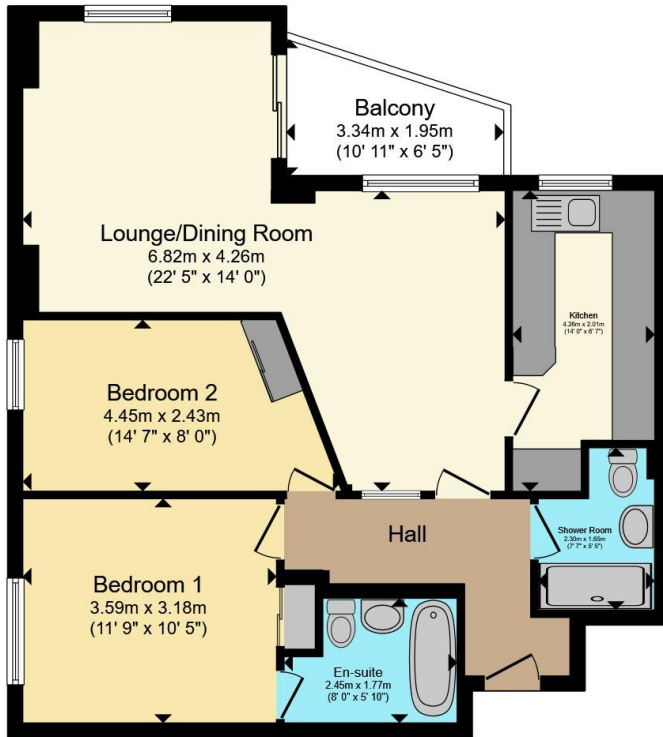
Outside

Set within approximately two acres of landscaped communal gardens.

Access

Lift and stair access to all floors.





Total floor area 72.8 m² (783 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



To view this property please contact Connells on

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115 Union Street
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EPC Rating: D Council Tax
 Band: D

Service Charge:
 2444.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TQY315015

This is a Leasehold property with details as follows; Term of Lease 999 years from 11 Jun 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: TQY315015 - 0003