



Guide Price £140,000 - £150,000

Villa Paradiso, Higher Warberry Road,
Torquay, TQ1 1RY

Tucked away in the highly desirable Warberries area of Torquay is this ground floor two bedroom apartment. The property features two bedrooms, lounge and a modern fitted kitchen and shower room. The apartment has a lot of character featuring sash window and shutters and high ceilings. Perfect for those seeking a blend of character, charm and comfort in a sought after residential location. Outside is a heated swimming pool and communal gardens along with allocated parking.



ENTRANCE HALL Natural floorboards. Handy storage area for shoes coats etc. Telephone and Intercom.

LIVING ROOM - 4.42m x 2.87m (11'42" x 8'17") Natural Floorboards. Sash windows to the front aspect. Electric points, TV point. Radiator.

KITCHEN - 5.03m x 1.85m (13'42" x 6'0.8") The Kitchen was installed two years ago (2023) and comprises: Tiled flooring; matching wall and base units with work-surfaces over; four-ring induction hob; fitted cooker; stainless steel sink and drainer with mixer tap; plumbing for washing machine, mainly tiled splashback,.

SHOWER ROOM - 2.59m x 1.24m (5'42" x 4'0.8") Walk-in corner shower cubicle with Mira power shower. Heated hand towel rail. Wall-mounted sink. Low level WC. Extractor fan, Spotlights. Shaver-point.

BEDROOM 1 - 4.59m x 6.02m (15'0.9" x 13'81") Carpet flooring. Sash windows x 2 to the front aspect. Electric points, TV point.

BEDROOM 2 - 4.47m x 2.92m (9'68" x 6'43") Carpet flooring. Radiator. Electric points TV point. Radiator. radiator.

MATERIAL INFORMATION Length of lease - 161 years remaining. Service charge - £176.00 per month.



Address 'Villa Paradiso, Higher Warberry Road, Torquay, TQ1 1RY'

Tenure 'Leasehold'

Council Tax Band 'A'

EPC Rating 'TBC'

Taylor's Estate Agents
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