

# 2B Warberry Road West

Ref No: 5473

Torquay, Devon, TQ1 1NT



## Well Arranged One-Bedroom Maisonette

Recently Refurbished Throughout

Open-Plan Kitchen/Living Area

Double Bedroom with En-Suite

Suitable for Residential or Holiday Letting

£72,000 Leasehold

Interested in this property?

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## LOCATION

Situated on Warberry Road West, on the elevated slopes above Torquay town centre. The property is within easy reach of the town centre, harbour and seafront.

The location is suitable for owner occupiers, second home buyers or investors, particularly those looking for a holiday let or AST investment.

## DESCRIPTION

Self-contained ground floor maisonette arranged over two levels. The property has been recently refurbished and is presented in good condition throughout.

The accommodation includes an open-plan kitchen and living space on the entrance level, with a bedroom and en-suite shower room on the lower ground floor.

The property benefits from double glazing and gas central heating.

There are no restrictions on letting, allowing use for residential or short-term/holiday accommodation.

The premises briefly comprises:-

### OPEN-PLAN KITCHEN/LIVING AREA

11' 10" x 14' 3" (3.60m x 4.34m)

Fitted kitchen units, space for appliances, wall-mounted boiler.

Stairs down to:-

### BEDROOM

10' 11" x 8' 2" (3.34m x 2.48m)

### EN-SUITE WET ROOM

With shower, WC and wash basin.

### TENURE

Available on a new 999-year lease, to be created on sale.

The leasehold contributes a share towards water, buildings insurance and maintenance of communal areas. Peppercorn ground rent.

### PRICE

An asking price of £72,000.

### EPC RATING D

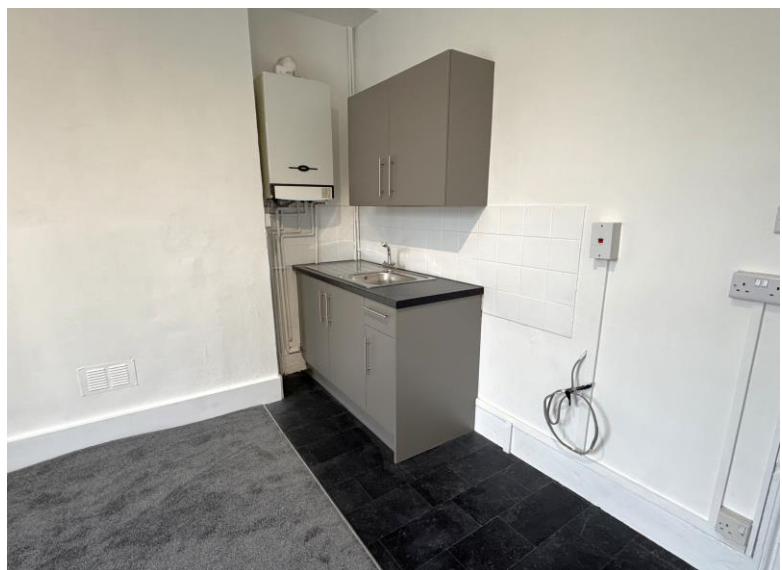
### COUNCIL TAX BAND A

### LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

### VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.



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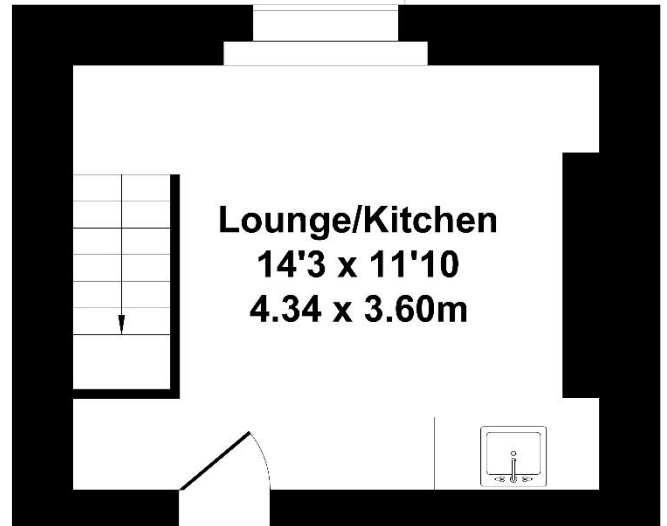


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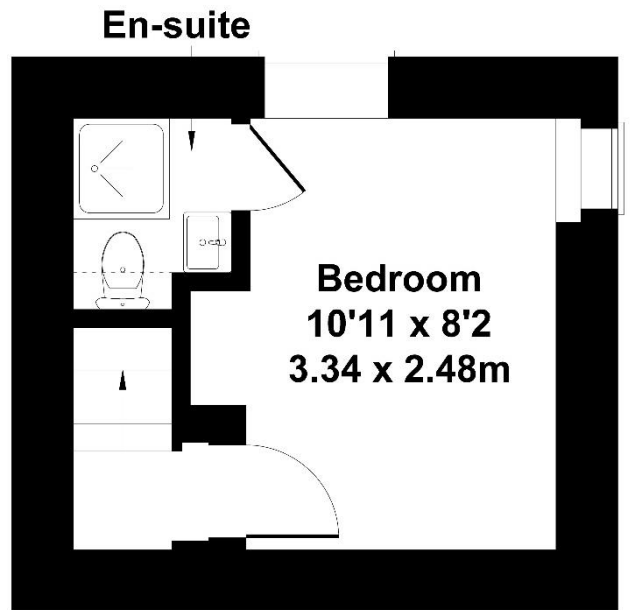
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Approximate Gross Internal Area  
312 sq ft - 29 sq m



GROUND FLOOR



LOWER GROUND FLOOR



Not to Scale. Produced by The Plan Portal 2026  
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www.bettesworths.co.uk  
221 St Marychurch Road  
Torquay  
Devon  
TQ1 4NB



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