



LUCERNE
PRIVATE PROPERTY

Connells

Lucerne Lower Warberry Road
Torquay



Property Description

A ground floor flat in a purpose built building in a sought after area with sea views. The accommodation comprises entrance hallway, lounge, double bedroom, kitchen and bathroom. The property benefits from allocated parking, communal gardens, double glazing and sea views. Early viewing is strongly recommended to appreciate the accommodation on offer.



Hallway

Entry door phone. Fuse box. Smoke detector. Door with glazed panel to

Bathroom

3 piece suite comprising pedestal wash hand basin. Bath. Low level WC. Part tiled splashbacks. Extractor fan.

Bedroom

10' 11" x 6' 11" (3.33m x 2.11m)
Aluminium framed double glazed window overlooking the front of the property with sea peeps. Radiator.

Lounge

14' 3" x 8' 9" (4.34m x 2.67m)
Aluminium framed double glazed window overlooking the front of the property with views to the moors and sea. Radiator. TV aerial point. BT phone point. Door to

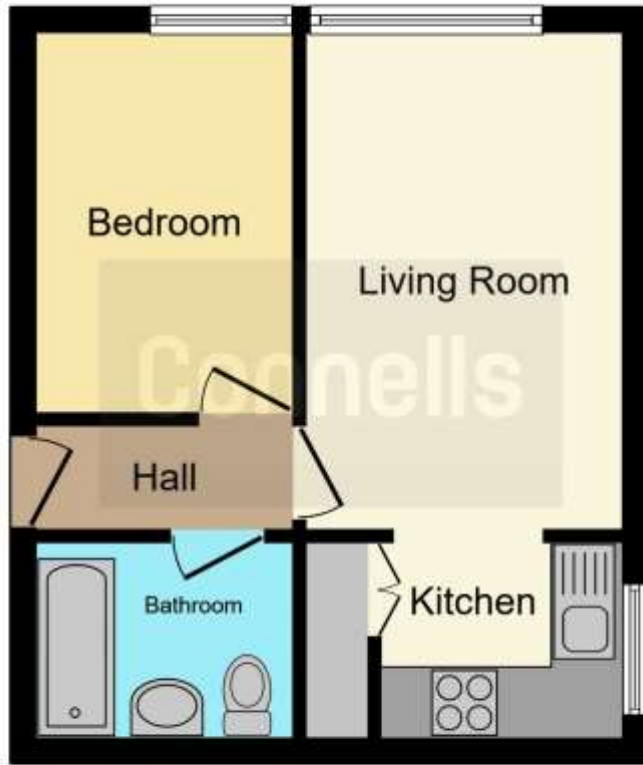
Kitchen

6' 9" x 5' 6" (2.06m x 1.68m)
Range of wall and floor mounted units. Space for fridge. Space for cooker. Single sink with drainer. Cupboard housing shelving for laundry. Cupboard housing water tank. Aluminium framed double glazed window overlooking the side of the property.

Outside

Allocated parking space. Communal gardens mainly laid to lawn with various shrubs and trees with views across the bay.





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.focalagent.com



To view this property please contact Connells on

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115 Union Street
TORQUAY TQ1 3DW Council Tax Band: A

EPC Rating: E

view this property online connells.co.uk/Property/TQY313822

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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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