



ABSOLUTE

Warberry House, Lower Warberry Road, Torquay – TQ1 1QY

Fixed Price £750,000





Warberry House, Lower Warberry Road

Torquay

Fixed price £750,000. Victorian villa comprising five dwellings on one freehold title. Sea views, gardens and parking. Modernisation and energy upgrades required. Cash or specialist finance buyers.

Council Tax band: TBD

Tenure: Freehold

- Significantly reduced fixed asking price of £750,000.
- Five self-contained dwellings held on one freehold title.
- Four-bedroom principal residence with main bedroom en-suite.
- Additional self-contained bungalow and three apartments.
- Potential gross rental income of £66,240–£66,840 per annum following improvements.
- Scope to explore conversion back to a single residence subject to necessary consents.
- Generous south-facing gardens with sea views.
- Covered veranda and adjoining terrace.
- Gated driveway with extensive off-road parking.
- Modernisation and energy upgrades required, with cash or suitably financed specialist buyers sought.



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Warberry House occupies an elevated position on Lower Warberry Road within the established Warberries area of Torquay. The surrounding hillside contains substantial period houses, converted villas and residential developments, with the town and harbour below. The setting combines access to central Torquay with the character of one of its longstanding residential areas. Surrounding roads include gradients, which buyers should consider when assessing routes on foot. Torquay town centre, harbour and seafront are approximately a mile away. The town provides shopping and everyday services, while the harbourside offers cafés, restaurants, bars and access to the marina. These facilities are relevant both to purchasers intending to occupy part of the property and to those considering its residential letting potential. Wellswood's village shopping area is also accessible, offering independent shops, places to eat, a public house, church and primary school.

Further local schooling includes Warberry Church of

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round Torquay's coastline and
as the neighbouring bays and coves.
or afield rail services connect
Newton Abbot and the wider national
ring London Paddington. Road
connections via the A380 provide access towards
Newton Abbot, Exeter and the M5, while local bus



