



Riviera Coach House Lower Warberry Road  
Torquay



## Property Description

Nestled in the prestigious area of The Warberry's, Torquay, this exquisite three-bedroom detached coach house offers a perfect blend of modern living and timeless elegance. The property boasts three well-appointed bathrooms, ensuring convenience and comfort for residents and guests alike. A spacious double garage provides ample storage and secure parking, complemented by an additional driveway for extra vehicles.

The interior is thoughtfully designed, featuring a bright and airy open-plan living area that seamlessly connects to a contemporary kitchen, making it ideal for both entertaining and everyday living. The bedrooms are generously sized, with the master suite benefiting from an en-suite bathroom.

Outside, the property offers a charming outdoor space perfect for relaxation and alfresco dining, enhancing the overall appeal of this remarkable home. Located in the sought-after Warberry's neighbourhood, this coach house provides a serene and stylish retreat, yet remains conveniently close to local amenities and transport links.

## Bedroom 3

17' 1" x 10' 9" ( 5.21m x 3.28m )  
Two Bifold double glazed doors to front, doors to:

## Bathroom

Modern 3 piece suite comprising of panelled bath with mixer tap and shower attachment, low level W.C, pedestal wash hand basin, extractor fan.

## Utility Room

8' 8" x 5' 7" ( 2.64m x 1.70m )  
Modern units with work surface over, 1.5 bowl stainless steel sink unit with mixer tap, space for washing machine.

## Kitchen/Living Room

19' 4" max x 17' 2" max ( 5.89m max x 5.23m max )  
Modern Kitchen, 1.5 bowl sink with mixer tap, electric cooker point, space for fridge freezer, skylight, double glazed windows and patio doors.

## Bedroom 1

10' 11" x 9' 4" ( 3.33m x 2.84m )  
Double glazed window, cupboard housing under floor heating system, loft access.

## Ensuite

Modern 3 piece white suite comprising of panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, double glazed skylight, inset spotlights, extractor fan, tiled walls and floor.

## Shower Room

Modern 3 piece white suite comprising of shower cubicle with electric shower, low level WC, pedestal wash hand basin, shaver point and light, double glazed skylight, inset spotlights, extractor fan, tiled walls and floor.

## Bedroom 2

10' 1" x 9' ( 3.07m x 2.74m )  
Double glazed window to front.

## Double Garage

16' 10" x 16' 10" ( 5.13m x 5.13m )  
Two up and over doors, power and lighting.





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## First Floor

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EPC Rating: C    Council Tax  
 Band: B

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Tenure: Freehold



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