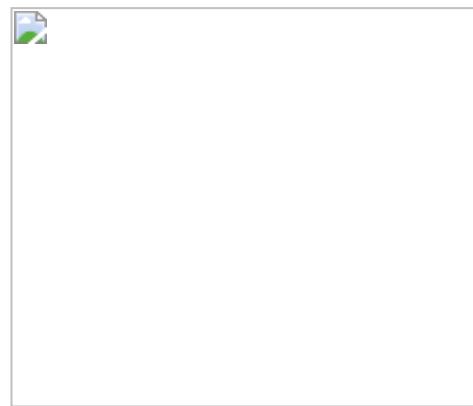




Higher Warberry Road

Offers In The Region Of **£45,000**

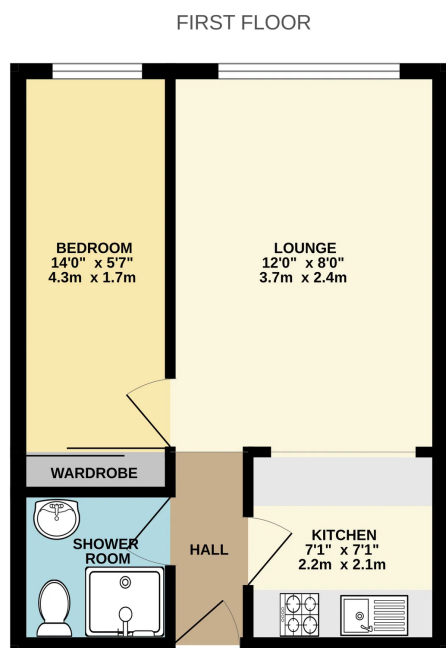


This delightful first-floor one-bed flat is located on the highly desirable Higher Warberry Road, Torquay. Offering splendid sea views and close proximity to the bustling Wellswood village, just a five-minute walk away. The accommodation has been recently decorated and includes a living room open plan to a modern kitchen, bedroom, modern bathroom, double glazing, electric heating and allocated parking. This comes to the market chain free and is a great 1st time buy or investment property.

As you come into this lovely apartment you will find an open plan lounge kitchen area. You have far reaching sea views from the lovely big window which also makes this room bright and breezy. The kitchen is well equipped with a range of wall and base units. The bedroom is a good size with a built in wardrobe and sea views from the window. The shower room is well equipped with low level W/C, wash hand basin and shower cubicle.

STAR POINTS

- First Floor Flat
- NO ONWARD CHAIN
- Sea Views
- Allocated & Visitor Parking
- Great Location
- Close to Shops
- Bright & Breezy
- Ideal First-Time Buy or Investment
- Recently Decorated
- Double Glazed



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ADDITIONAL INFORMATION

Tenure - Leasehold (87 years remaining)

- Doesn't allow pets

Ground Rent - £20pa

Service Charge - £1,800pa

Council Tax Band - A

For prices & more information about Council Tax go to:

<https://www.torbay.gov.uk/council-tax/>

Local Authority - Torbay Council

EPC - E

There is a water meter at the property.

Check broadband Availability at Openreach Fibre-Checker.

<https://www.openreach.com/fibre-checker>

Check mobile signal at Ofcom Mobile-Coverage.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

DIRECTIONS

What 3 Words: occupy.outfit.muddy

Sat-Nav: TQ1 1SL

www.garganandhart.co.uk

01803 897321



Gargan & Hart
Estate Agents