



15 Ellesmere Lower Warberry Road  
Torquay Devon

**£295,000 Leasehold**





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Torquay Devon TQ1 1TR

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With a large south/west facing balcony and views over the established grounds continuing towards Tor Bay, the apartment forms part of a well-regarded development, with lift access and secure under cover parking

- Far reaching bay views ■ Large south/west facing balcony
- Living/dining room ■ Kitchen
- Principal bedroom with balcony and en-suite bathroom
- 2<sup>nd</sup> Bedroom ■ Family bathroom ■ Secure parking ■ Communal gardens

#### FOR SALE LEASEHOLD

Built in 1984 on the site of two Victorian villas, the Ellesmere development comprises of two buildings, each with 25 apartments. The buildings and grounds are very well maintained creating a peaceful and attractive environment, whilst the apartment offers an easy to manage home providing a relaxed lifestyle, ready to update to style and choice.

#### LOCATION

Ellesmere is set in the heart of the Warberries conservation area just a short distance from the harbourside with a local hopper bus on the doorstep. The village style community of Wellswood with excellent local facilities including shops, French Patisserie, Pharmacy, pub, restaurants, cafes and Church is within reach. From Wellswood the road winds through Ilsham Valley to the beach at Meadfoot which has parking and a waterside café.

#### INTERIOR

A smart communal entrance hall leads to the lift or stairs, or from the parking area the lift rises directly to the third floor. The front door opens to the hallway which has a video entry system and a double cloaks cupboard. The living room is flooded with natural light from a side window and the patio doors that frame the stunning southerly bay views. There is good space for a dining table and chairs and for comfortable furniture to be placed for full enjoyment of the views.

Adjacent to the living room the kitchen has been fully fitted with a range of wall and base units to three sides, capped with contrasting countertops. There are some integrated appliances with space for a fridge/freezer and plumbing for a washing machine with a window over the sink providing natural light and views to the east aspect.

The principal bedroom enjoys access to the balcony through patio doors that frame the stunning views over the gardens and onwards to the bay. There is an extensive range of fitted wardrobes and an en-suite bathroom. Bedroom two also has fitted wardrobes and window overlooking the side garden, a second bathroom with walk-in double shower completes the accommodation.

#### OUTSIDE

Accessed from the living room and principal bedroom is a large south/west facing tiled balcony with stainless steel and glass balustrade. This superb outside space is ideal for relaxing or dining al-fresco while enjoying the views that stretch over the gardens and surrounding area across Tor Bay to Berry Head at Brixham.

The driveway to Ellesmere sweeps around the side of the building where double electric doors open to the secure parking area and from where a lift or rises to the third floor.

VIEWING BY APPOINTMENT ONLY



There is excellent visitor parking available adjacent to the front entrance. The apartments are set within beautiful communal mature park-like grounds, parts of which date from the Victorian villas that were on the site.

These beautiful grounds are now skilfully maintained providing a peaceful space for relaxation including a summerhouse for private gatherings. There is also a gardening club for any green fingered residents.

### **AREA**

Torquay is synonymous with the English Riviera on Devon's south coast and has been a popular destination for tourism since the Victorian era. The nostalgic elements of this bygone age are well preserved, and the famous pier and classic architecture now blends seamlessly with new contemporary architecture. The international marina, is located next to the working harbour and the sandy beaches, iconic palm trees and beach huts provide a timeless element.

Within the bay are many beaches and coves to explore, some are peaceful havens for relaxing and have waterside cafes and others offer water sports, fishing and boat trips. The horseshoe shaped bay is a natural safe haven for visiting cruise liners and a paradise for yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay with national and international races throughout the year.

Boat trips around the bay and to Brixham and Dartmouth are very popular and traditional sporting opportunities including golf, tennis, bowls and cricket are all close by.

There are many stylish bars and an extensive choice of fine restaurants, some of which specialise in locally caught seafood and provide opportunities for al-fresco dining and to enjoy live music.

Tor Bay has four theatres and three cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre, the international Agatha Christie Festival and an annual Seafood Festival.

### **COMMUNICATIONS**

Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The airport at Exeter provides a gateway to destinations further afield.

**SERVICES** Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

**CURRENT PROPERTY TAX BAND E** (Payable Torbay Council 2024/2025 £2729.04)

**MOBILE PHONE COVERAGE** EE, Three, 02 and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) and Superfast (Cable) (Estimated Ofcom Data)

### **CURRENT MAINTENANCE/LEASE TERMS**

£2217.00 per annum service charge payable in two instalments. 999 year lease from 25/3/1981, lease expiry date 25/03/2980, 956 year remaining. The owners own a share of the freehold.

**GENERAL GUIDANCE** Short-term and holiday letting is prohibited but well-behaved pets are permitted with the consent of the management company (Subject to confirmation by the Management Company)







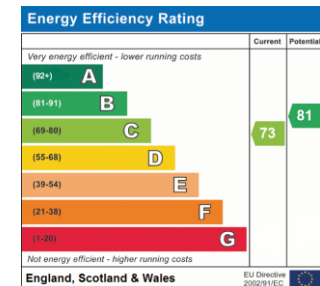
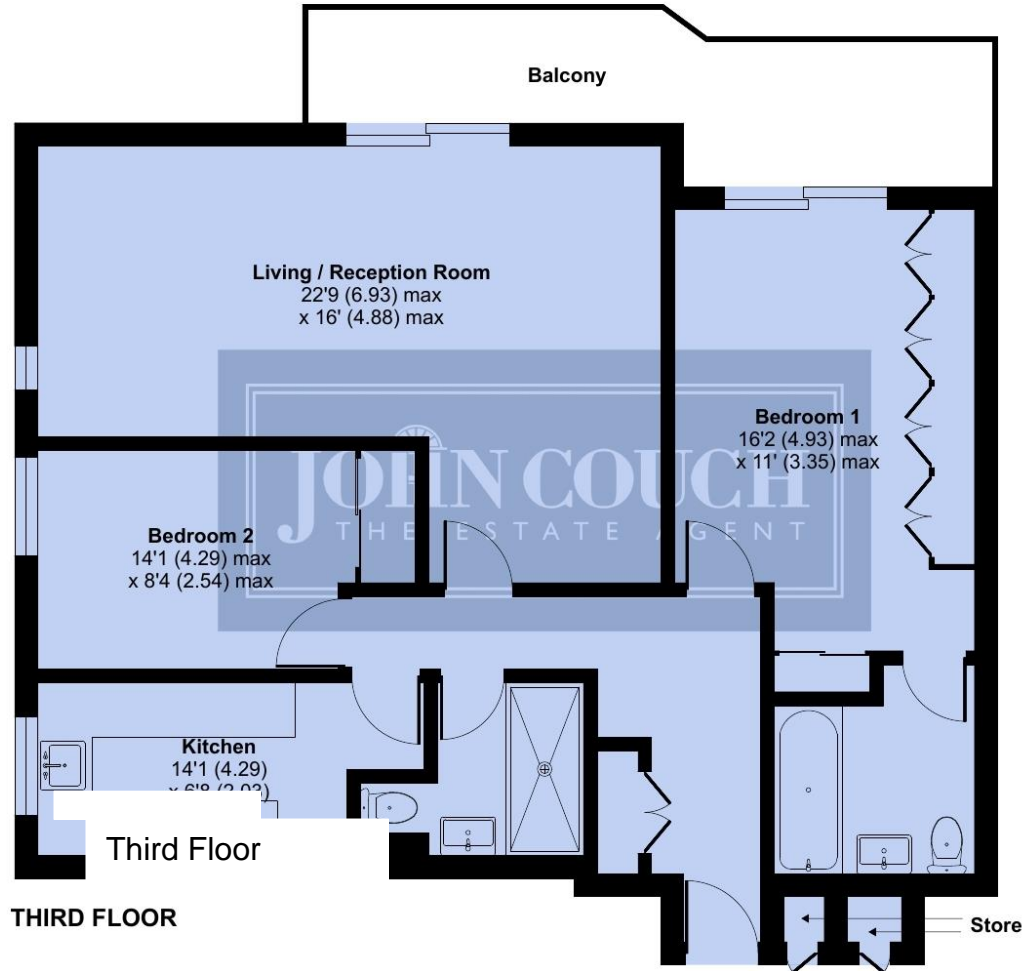






Approximate Area = 882 sq ft / 81.9 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|cheom 2024. Produced for John Couch The Estate Agent. REF: 1193721.

Whilst every effort has been made to ensure the accuracy of the floor plan 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.





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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.