



Bramhope, Lower Warberry Road, Torquay, TQ1 1QT

Asking Price Of £235,000

Situated within a beautiful Grade II listed Victorian villa in the popular Warberries area is this charming first floor two bedroom apartment. Positioned on Lower Warberry Road and on a bus route, this property is within walking distance to Torquay Harbour and only a short drive to Wellswood shops. The well presented accommodation comprises two double bedrooms, a spacious lounge, modern kitchen and shower room. The property has a huge amount of character points from an elegant communal entrance hallway to high ceilings throughout the property with period style ceiling coving and ceiling roses to name a few of the period features within the property. The property also benefits from off road residents parking and a garage. Viewing highly recommended!

- TWO BEDROOMS
- FIRST FLOOR APARTMENT
- POPULAR WARBERRIES LOCATION
- PERIOD FEATURES
- OFF ROAD PARKING AND GARAGE
- WELL PRESENTED

Communal Entrance

Characterful communal wooden entrance doors with telephone entry system. Carpeted communal hallway and carpeted stairs to first floor. Door to:-

Entrance Hallway

A welcoming hallway with wonderful high ceilings with partial ceiling coving. Picture rails. Carpeted flooring and traditional period style high skirting boards. Telephone entry system. Radiator. Access hatch to loft space. Doors to:-

Lounge - 5.57m x 5.11m (18'3" x 16'9")

A bright and spacious living space with many traditional character points from the period ceiling coving and ceiling rose to the picture rails and traditional high skirting boards. Marble effect fireplace with matching marble effect hearth. Double glazed bay window to the side aspect enjoying superb sea glimpses and distant countryside views. Carpeted flooring and three radiators. Door with period style painted door frame to:-

Bedroom Two - 3.59m x 2.65m (11'9" x 8'8")

A good size double bedroom with a double glazed window to the side aspect enjoying a green filled view along with distant countryside views and sea glimpses. There are many of the period features again in this room including the period style ceilings coving, ceiling rose and picture rails. The vendors will be leaving the free standing wardrobes in this room with the sale. Carpeted flooring and radiator.

Kitchen - 4.09m x 2.48m (13'5" x 8'1")

Fitted with a modern matching range of wall and floor mounted units comprising cupboards and drawers. Stylish square edge, wood effect work surfaces with inset one bowl ceramic sink unit with mixer tap. Fitted gas hob with fitted cooker hood above. Spaces for a washing machine, dishwasher and fridge/ freezer. Cupboard housing the gas combination boiler and the consumer unit. Ceiling coving along with a ceiling rose and picture rails. Tiled flooring. Double glazed sash window to the front aspect with a views over the communal entrance driveway.

Bedroom One - 4.62m x 3.08m (15'1" x 10'1")

A bright and spacious double bedroom with a double glazed sash window to the front aspect along with working, traditional wooden shutters. Traditional ceiling coving and picture rails. Carpeted flooring and radiator.

Shower Room

Fitted with a modern matching three piece white suite comprising a pedestal hand wash, push button WC and walk in shower unit with mains rainfall style shower above. Stylish fully tiled walls with a matching tiled floor. White heated towel radiator. Fitted ceiling down lights and extractor. Double glazed frosted window to the front aspect.

Garage

Up and over style door opening into a great storage space.

Outside

To the front of the property is a well cared for, gravelled entrance driveway way providing an allocated parking space in front of the garage and further residents parking. There are raised borders planted with an array of flowers and mature shrubbery.

Address

Bramhope, Lower Warberry Road, Torquay, TQ1 1QT

Tenure

FREEHOLD

Council Tax Band

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Contact Details

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.