



Lower Warberry Road, Torquay

Leasehold £220,000



WILLIAMS HEDGE
estate agents



Tel: 01803 554322

FLAT 9, FONTHILL, LOWER WARBERRY ROAD, TORQUAY, TQ1 1QP

Quality purpose-built first-floor apartment | Sought-after residential location | Close to shopping precinct at Wellswood | Allocated parking | Communal entrance with stairs or lift to 1st floor
Spacious reception hall | Sitting/dining room | Kitchen | Two double bedrooms | Bathroom/WC
UPVC double glazed sash windows | Electric heating | Useful lock up store
Communal grounds/bin store

In a desirable location and conveniently situated for the shops at Wellswood, the property offers a quality purpose-built apartment with allocated parking. Approached from Lower Warberry Road a communal driveway leads to the parking area at the rear of the building with an allocated space for the apartment. The building offers a communal entrance with stairs or a lift to the first floor and to the apartment. Once inside, a good-sized reception hall leads to the accommodation which comprises a dual aspect sitting/dining room, kitchen, two double bedrooms and a bathroom/WC. The property has uPVC double glazed sash windows and electric heating. Outside are communal areas including gardens, bin store and secure gated pedestrian access onto Babbacombe Road. There is also a useful lock up store for the apartment on the lower ground floor. An internal inspection is highly recommended in order to appreciate the accommodation on offer.

Torquay is a seaside town on the coast of Torbay in Devon and forms part of the Torbay area and is a holiday destination known as the English Riviera. Nearby Beaches include Torre Abbey Sands, Meadfoot, Hollicombe and Preston with water sports including kite surfing and dinghy sailing. The sea front gives access to the Southwest Coast path. The Town has wide ranging amenities including Community Library, Local Supermarkets, Independent Local Shops, Cafes, Bars and Restaurants, Theatre, Cinema and Harbour. There is a branch line train service with connection to the mainline at Newton Abbot. The South Devon Link Road provides a dual carriageway to Exeter and the M5 making Torbay very accessible.

The Accommodation Comprises

Communal entrance with stairs or lift to first floor. Door to

RECEPTION HALL Pendant light point, smoke detector, electric heater, airing cupboard housing the hot water cylinder with slatted shelf over, secure door entry intercom system, consumer unit, doors to

SITTING/DINING ROOM - 3.96m x 3.81m (13'0" x 12'6") Pendant light point, dual aspect with uPVC double glazed sash windows, electric heater, TV connection point, wall mounted electric fire.



KITCHEN - 3.18m x 2.24m (10'5" x 7'4") Directional spotlights, uPVC double glazed sash window with open outlook and some sea glimpses to Torquay seafront, wall mounted electric heater. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset 1.5 bowl sink drainer with mixer tap, inset electric hob with extractor, built-in double electric oven, eye level cabinets, space for upright fridge freezer, integral washing machine.



BATHROOM/WC - 2.54m x 2.11m (8'4" x 6'11")

Light point, extractor fan, heated towel rail. Comprising panelled bath with twin hand grips and electric shower over, pedestal wash hand basin, close coupled WC, tiled walls, shaver socket.



BEDROOM ONE - 4.27m x 2.97m (14'0" x 9'9")

Pendant light point, uPVC double glazed sash window, wall mounted electric heater.



TENURE - LEASEHOLD

999-year lease from 25/10/2006
 Maintenance charge £220 per month
 Ground rent £130
 No pets allowed

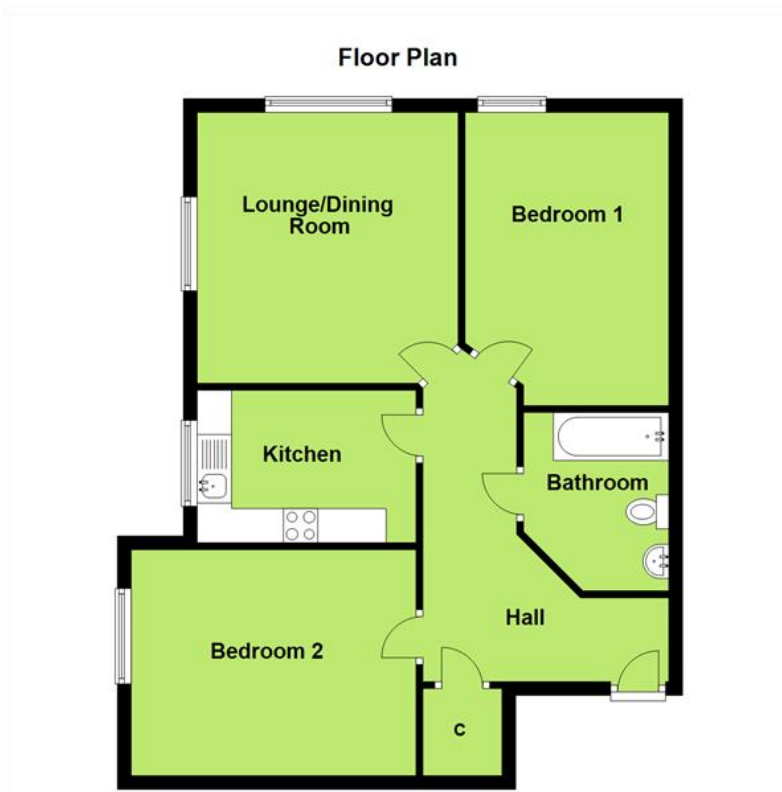
BEDROOM TWO - 4.14m x 3.3m (13'7" x 10'10") Pendant light point, uPVC double glazed sash window with open outlook, wall mounted electric heater.



Age: 18 years (unverified)	Stamp Duty:* £0 at asking price
Council Tax Band: C EPC Rating: B	Tenure: Leasehold
Services -	
Electric Meter Position: Cupboard on first floor landing	Gas Meter Position:
Boiler Position: Storage cupboard – Conventional	Water: Rates
Loft:	Rear Garden Facing:
Total Floor Area: approx. 67 sqm	Square foot: approx. 721 sqft

DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge. *Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

W657 Printed by Ravensworth 01670 713330