



Apartment 5 Sunnyhill Higher Warberry Road
Torquay Devon

 **JOHN COUCH**
THE ESTATE AGENT

£325,000 Leasehold



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Located on the second floor of a classic Victorian seaside villa, this spacious three bedroom apartment provides elegant contemporary living, has allocated parking and is set within beautifully landscaped grounds with communal seating

- Beautiful period apartment ■ Conservation area
- Sitting room ■ Kitchen/dining room ■ Storage
- Three bedrooms ■ Two bathrooms – one en-suite
- Allocated parking ■ Communal grounds with seating

FOR SALE LEASEHOLD

Sunnyhill is a handsome Victorian villa, converted into apartments approximately twenty years ago. This very spacious apartment provides over 1200 sq.ft of lateral living presented in a classic style that celebrates the historic roots of the building while being conducive to an easy contemporary lifestyle.

LOCATION

Set on the higher slopes of the Warberries Conservation area, this location is within easy reach of the harbourside and facilities of the town with local buses available in the vicinity. The beaches at Meadfoot and Anstey's Cove with their waterside cafes are also within easy reach and there is an excellent range of amenities at the nearby village style community of Wellswood where there is a parish church, pub, shops, salons, convenience stores, delicatessen, French patisserie, post office, pharmacy, restaurant and cafes.

INTERIOR

From the communal hallway the front door opens to a smart entrance hall where the style of the apartment is set and the natural light that flows through the spaces is amplified by fresh white walls.

The hallway opens to the sitting room making full use of the space available and a large arched window gives period character to the room and frames westerly views towards distant Dartmoor.

Adjacent to the sitting room is the large kitchen/dining room which has an extensive range of quality wall and base units in a period style. The kitchen integrated appliances with a Rangemaster cooker, fitted dishwasher, washing machine, tumble dryer and fridge/freezer.

The delightful window seat along with the space designed for a dining table make this room conducive to cosy suppers yet large enough for entertaining family and friends.

The spacious principal bedroom has a large arched window overlooking the entrance courtyard and a good range of built-in wardrobes with a contemporary white en-suite shower room.

There are two further bedrooms one of which is currently used as a snug/second sitting room. A spacious family bathroom has a double-ended Victorian style freestanding bath which along with a washstand style hand basin perfectly reflects the history of the house, a large Velux type window provides ventilation and natural daylight.

A low door gives access to the eaves storage.

OUTSIDE

The beautifully maintained south facing gardens have mature shrubs and trees and a large sun terrace with garden furniture for the exclusive use of the residents. From Higher Warberry Road electric gates open to the parking area where an allocated space is located, with unrestricted parking available on the roadway.

VIEWING BY APPOINTMENT ONLY

RESORT / 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, stylish bars, new hotels, restaurants and the international marina. The working harbour, sandy beaches, iconic palm trees and beach huts provide a wonderfully timeless element.

Torbay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre, the Agatha Christie Festival and an annual Seafood Festival and in early summer the English Riviera Air Show is not to be missed. At Christmas the Bay of Lights is a sensory extravaganza where a 1.5 mile walking trail winds around the waterfront creating a festive celebration of Christmas.

Within the bay there are many opportunities to participate in water sports, fishing or to take boat trips. The horseshoe shaped bay being a natural safe haven attracts visiting cruise liners and is 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.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.

COMMUNICATIONS Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot, the direct service to Paddington taking just 2.5 hours. The South Devon Highway gives good access to the vibrant cities of Exeter, Plymouth and the M5 motorway. The international airport at Exeter being 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 2025/26 £2859.80)

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Estimated Ofcom Data)

BROADBAND Standard (ADSL) Superfast (Cable) Ultrafast (FTTP) (Estimated Ofcom Data)



CURRENT MAINTENANCE/LEASE TERMS £3888 per annum service charge. 199 year lease from 3/6/2003, lease expiry date 1/11/2201, remaining period 176 years. Owners own a share of the freehold.

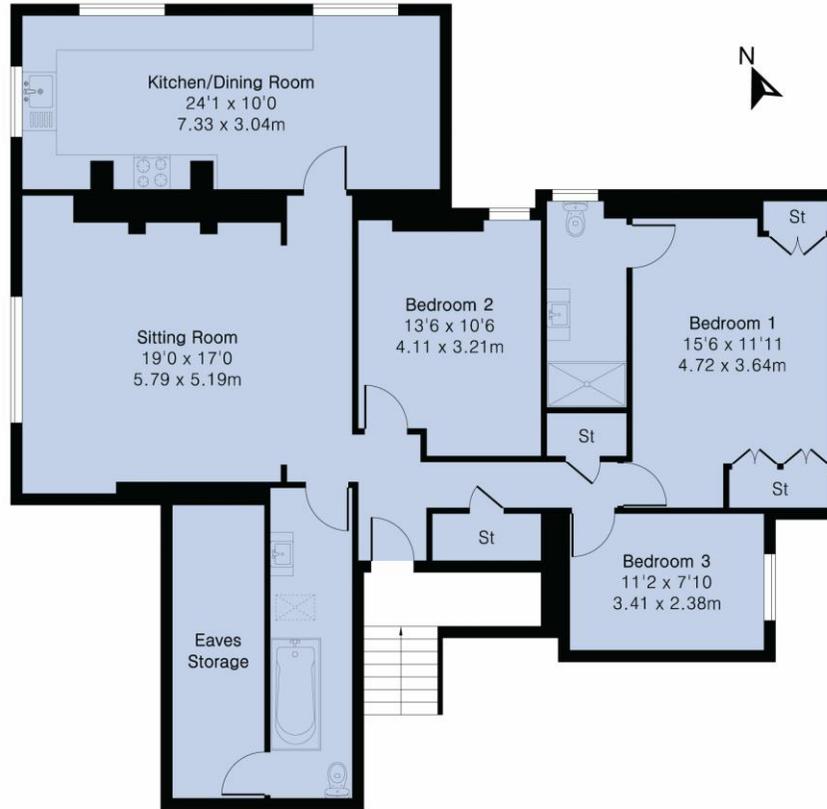
GENERAL GUIDANCE Assured Shorthold Tenancies of a minimum of six months and holiday letting is allowed. Pets are permitted with the approval of the resident's association. (Subject to confirmation by the Management Company)







Approximate Gross Internal Area 1259 sq ft - 117 sq m



Second Floor Flat

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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