



14 Ellesmere Lower Warberry Road
Torquay Devon

£205,000 Leasehold

**JOHN COUCH**
THE ESTATE AGENT



14 Ellesmere Lower Warberry Road
Torquay Devon TQ1 1TR

£205,000



A third floor apartment in a well regarded development with views over the gardens towards Tor Bay and the surrounding coastline

Entrance hall ■ Sitting/dining room ■ Balcony ■ Kitchen
2 bedrooms ■ En-suite shower room ■ Bathroom
Secure underground parking
Gardens exclusively for the residents enjoyment

FOR SALE LEASEHOLD

The Ellesmere development was built in 1984 on the site of two Victorian villas and consists of two buildings, each with 25 apartments. The buildings and grounds are very well maintained, and the apartment offers an excellent opportunity for those seeking a relaxed low maintenance lifestyle.

LOCATION

Ellesmere is set in the heart of the Warberries conservation area with a local hopper bus on the doorstep. A short walk away is the village style community of Wellswood with excellent local facilities including Church, pub, restaurants, cafes and shops. From Wellswood the road winds through Ilisham 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, from the parking area the lift rises directly to the third floor. The front door opens to the hallway with linen cupboard and video entry system and gives access to the accommodation.

The sitting/dining room is open plan with two distinct zones one for dining and one for relaxation. The dining area is adjacent to the kitchen and offers good space in front of the window for a dining table and chairs. The living room is dual aspect with south-easterly views across the gardens towards the coastline and large sliding doors opening to the balcony.

The kitchen is fully fitted with a range of units and incorporates a sink, double oven, ceramic hob and has space for tumble dryer, washing machine and fridge/freezer.

The principal bedroom has a good range of fitted wardrobes, a recess with built-in dressing table and an en-suite shower room. Bedroom two has fitted wardrobes and window overlooking the side garden, a family bathroom completes the accommodation.

OUTSIDE

The driveway sweeps around the side of the building where double electric doors open to the secure parking area with visitor parking available adjacent to the front entrance. The apartments are set within beautiful mature park-like grounds, laid out for the original Victorian villas and are now skilfully maintained providing a peaceful space for relaxation including and a summerhouse for private gatherings. There is a gardening club for green-fingered residents giving an opportunity to get to know your neighbours.

AREA

Torquay retains the feel of a traditional seaside town with its stunning coastline, iconic palm trees, sandy beaches, and historic pier, all enhanced by the international marina and a delightful array of shops, galleries and cafes.

There are many bars and restaurants dotted along the waterfront offering the opportunity to eat and drink al-fresco and to sample some of the finest seafood from nearby Brixham, the heart of the seafood coast.

The area has many beaches with an array of water sports and fishing also available. Torquay also hosts world class sailing events and there are many sporting opportunities with golf, tennis, rugby, football and cricket available close by.

COMMUNICATIONS

The excellent communication links include a direct rail service to London Paddington with inter-city connections at Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth and an International Airport at Exeter provides a gateway to destinations further afield.

MAINTENANCE/LENGTH OF LEASE £1,963 per annum to include water, remaining period of 999 year lease from 1st October 1998, residents own a share of the freehold.

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 D (Payable 2023/2024 £2132.74).

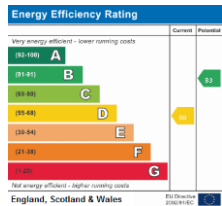
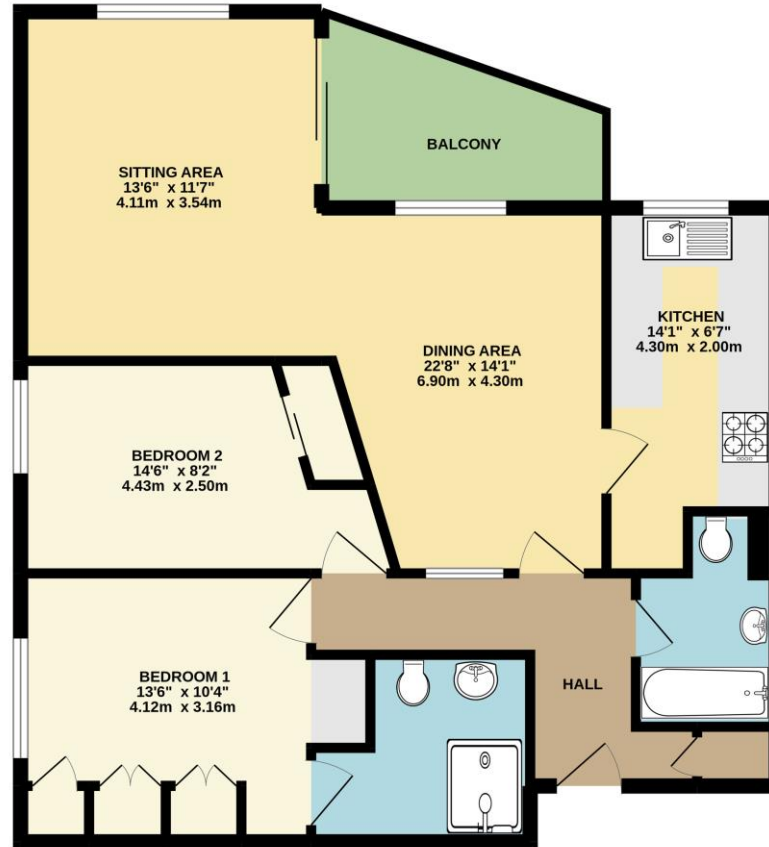
VIEWING BY APPOINTMENT ONLY







14 ELLESMERE
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA: 779 sq.ft. (72.4 sq.m.) approx.

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





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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.