



JOHN COUCH
THE ESTATE AGENT

The Croft Lower Warberry Road
Torquay Devon
£485,000 Leasehold



5 The Croft Lower Warberry Road Torquay Devon TQ1 1QP

£485,000 Leasehold



With contemporary style and flair and presented in excellent order, this appealing apartment forms part of a small select development enjoying a mature established setting

Entrance hall ■ Open plan living area ■ Kitchen ■ Bedroom 3/Study ■ Cloakroom
2 bedrooms ■ Shower room ■ Bathroom
Terrace ■ Balcony ■ Communal gardens ■ Allocated parking space

FOR SALE LEASEHOLD

Presented in excellent order, with contemporary style and flair, this appealing apartment forms part of a small select development of just five individual homes, created from an original Victorian villa. There are three apartments within the villa itself, together with two duplex apartments, giving the development an individual character and a quietly private feel.

The property sits to the front of the building and is approached across a south facing entrance terrace, offering space and privacy with the accommodation arranged over two floors, designed for modern living. The development sits in established mature grounds with the communal gardens to the side of the building and a parking area immediately adjacent.

The front door opens into the welcoming hallway, setting the tone for the character and atmosphere found throughout this attractive home. The ground floor is centred around an open-plan living space, with sitting and dining areas flowing into an exceptionally well fitted kitchen which boasts quartz worktops and a range of fitted appliances. Stylishly presented and with excellent proportions, it is an inviting space for everyday living and entertaining. A third bedroom, equally suited to use as a study, together with a cloakroom and useful utility cupboard, completes this floor.

Upstairs, the principal bedroom has the advantage of opening directly onto a private terrace, creating a peaceful and private place for outdoor relaxation. The second bedroom also has access to the terrace, while the principal bedroom benefits from an en-suite shower room the accommodation concludes with a separate bathroom.

LOCATION

The apartment is particularly well placed for Wellswood, sought-after for its village-style atmosphere and appealing selection of independent shops, cafés, restaurants and everyday amenities. There are also some of the area's most attractive coastal walks and beaches close by, including Meadfoot and Anstey's Cove, with Kent's Cavern also nearby.

Lower Warberry Road is well placed for the Babbacombe Road with local bus services providing an easy connection into Torquay's harbourside and town centre, as well as towards Babbacombe and beyond.

Torquay offers an appealing combination of coastal living and the convenience of a well-established seaside town.

VIEWING BY APPOINTMENT ONLY

The harbourside, marina and waterfront provide a natural focus, with the promenade, beaches, restaurants and cafés contributing to the town's distinctive character. There is also a good choice of shops, theatres, galleries and year-round events, while the surrounding coastline and countryside provide opportunity to enjoy the outdoors.

CONNECTIVITY

The A380 and South Devon Highway provide a straightforward route towards Newton Abbot and the M5 giving access north and east. Newton Abbot provides mainline rail services to Exeter, Bristol and beyond, while Torquay station offers a direct service to London Paddington. Exeter International Airport is also within easy reach for national and international travel. Plymouth and its ferry connections provide another useful option, while Exeter offers an excellent choice of shopping, restaurants, culture and city amenities.

CURRENT MAINTENANCE AND LEASE

TERMS £2050 per annum to include the garden maintenance. 999 years lease from 14/02/2007, lease expiry date 13/02/3006, 987 years remaining. Residents own a share of the freehold. Pets are allowed at this development.

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

CURRENT PROPERTY TAX BAND D

(Payable 2026/2027 £2456.99).

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

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















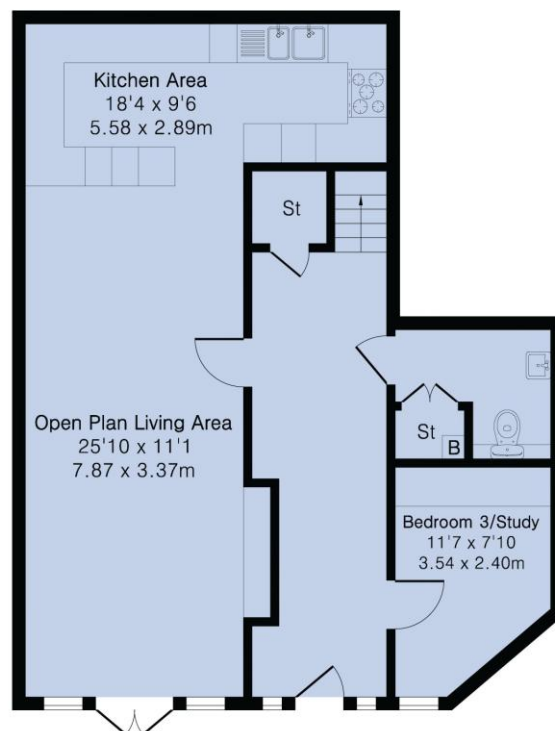
Approximate Gross Internal Area 1214 sq ft - 113 sq m

Ground Floor Area 765 sq ft – 71 sq m

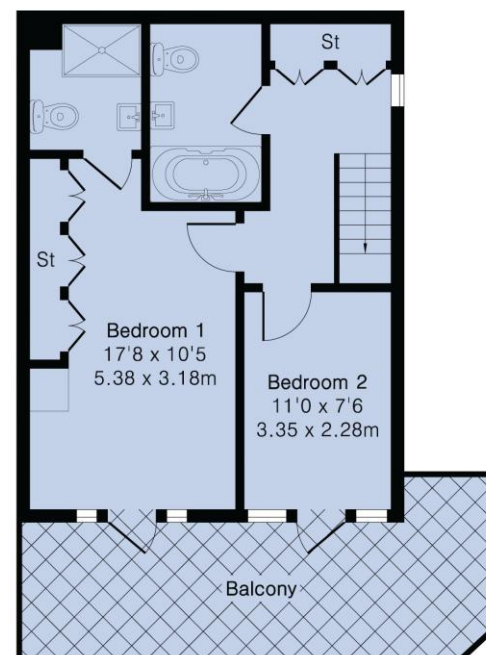
First Floor Area 449 sq ft – 42 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epcau.com		



Ground Floor



First Floor



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.