JOHN COUCH
THE ESTATE AGENT

# The Gardens Middle Warberry Road
## Torquay Devon
**£425,000 Leasehold**

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# Torquay Devon TQ1 1RN

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A stylishly transformed two bedroom garden apartment that perfectly blends period features with creative styling and modern updates, beautifully complemented by south facing gardens with storage cave and garden buildings

- Garden apartment
- Victorian villa
- Conservation area
- Sitting room
- Kitchen/dining room
- Utility room
- Hallway/study
- Two bedrooms
- Two bathrooms
- Large private gardens
- Terrace
- Garden studio with deck

**FOR SALE LEASEHOLD**
The Victorian villa in which this apartment occupies the garden level, was built as a private residence c1850 and successfully converted to three individual homes during the 1980's.

This exceptional apartment has undergone an inspired transformation and now offers a unique home where the ingenious design features cleverly maximise the use of space with imaginative styling creating an unforgettable home with delightful gardens complete with garden buildings and a storage cave.

**LOCATION**
Middle Warberry is set at the heart of the Warberries Conservation Area where fine period homes are set along tree lined roads.

The nearby village style community of Wellswood has superb local facilities including convenience stores, a French patisserie, delicatessen, pharmacy, post office, pub, restaurants, cafes, salons, boutique shops, school and Church.

Torquay harbourside and facilities of the town are within easy reach and there are beaches at Anstey's Cove and Meadfoot, each with cafes with waterside terraces and access to the South West coastal path.

**INSIDE**
Steps descend to a charming entrance courtyard where the front door opens to a wide hallway that is a room in itself and makes a cosy space that would work as a study or an occasional bedroom if required. The ingenious layout and creative styling give the space a special feel with enticing glimpses along the hallways making it a delight to explore.

The inner hallway leads to the living room which is a room of period charm where large windows have original shutters and high ceilings give a good sense of proportion.

The hallway continues to the cleverly planned kitchen/dining room where the connection to the garden has been prioritised with two sets of glazed French doors bringing the outside in. The kitchen has an attractive range of period style wall and base units with the dining area providing the perfect space for a refractory style dining table in front of the French doors.

The apartment has two stylishly presented double bedrooms, the principal bedroom looking towards the garden, the second bedroom has a window with louvred shutters overlooking the entrance courtyard, together with a small built-in cupboard.

***VIEWING BY APPOINTMENT ONLY***

There are two superb contemporary bathrooms, one with a large walk-in shower and the other with a shower over the bath.

Completing the accommodation is a fully fitted utility room complete with plumbing and space for laundry appliances.

**OUTSIDE**
The gardens have a private sheltered southerly aspect and are very well established being the principal portion of the original gardens to the house.

The current owners have enhanced the outside area where lush lawns meet the wide flagstone terrace that provides a spacious area for sun loungers and the perfect place for relaxation or dining al-fresco.

The gardens fall away from the house with areas of mostly level lawn interspersed with mature plants. The middle garden area has a shed and a summer house with adjacent seating area set amidst the foliage.

The lower garden is bounded by limestone walling and has some productive vegetable beds, and large timber studio with light, power and a wood burner. This captivating garden room with its large decked terrace is the perfect retreat for artists or writers offering complete seclusion and tranquillity.

To the side of the house is a gated storage cave running the length of the apartment.

**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. The town has a good range of shops and galleries with further excellent facilities located at edge of town shopping parks.

Torbay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts

Within the bay there are many opportunities to participate in water sports, fishing or to take boat trips. The horseshoe shaped bay 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.

**COMMUNICATIONS**
Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot where fast trains to London Paddington can take under three hours. The South Devon Highway leads to the A38 bringing the vibrant cities of Exeter and Plymouth within easy reach. The M5 motorway can be joined at Exeter which is also home to an international airport (approximately 26 miles distant) providing 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 C** (Payable Torbay Council 2026/2027 £2,183.99)

**MOBILE PHONE COVERAGE** EE, Three, 02 and Vodafone (Estimated Ofcom Data)
**BROADBAND** Standard (ADSL) Superfast (Cable) Ultrafast (FTTP) (Estimated Ofcom Data)

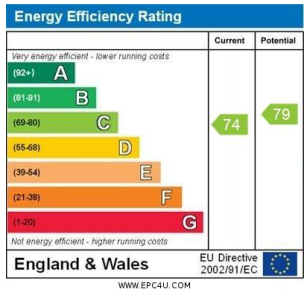
**CURRENT MAINTENANCE / LEASE TERMS**
£150 per month. 199 year lease from 05/02/1987, lease expiry date 29/09/2183, 157 years remaining. Owners own a share of the freehold

**TERMS** AST letting is permitted, holiday and short term letting is not permitted. There is no restriction on the keeping of pets.

BOVRIL

# Approximate Gross Internal Area 1674 sq ft - 156 sq m
# (Excluding Outbuilding)

Outbuilding Area 210 sq ft – 19 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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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.
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