



**JOHN COUCH**
THE ESTATE AGENT

A6 Masts
Warren Road Torquay Devon
£595,000 Leasehold



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£595,000



A three bedroom apartment designed to showcase 180 degree views into Tor Bay, this superior home encapsulates the very essence of contemporary seaside living and has a south-west facing balcony and secure undercover parking

- Open plan living/dining/kitchen area
- Principal bedroom with en-suite shower room
- Two further double bedrooms ■ Family bathroom
- South/West facing balcony ■ Secure parking ■ Communal gardens

FOR SALE LEASEHOLD

Masts is a landmark building that was constructed in 2009 using a mix of traditional build and timber frame to provide luxury apartments in an elevated location with uninterrupted coastal views. This spacious apartment has three double bedrooms and an open plan living space with full-width balcony designed to maximise the expansive views that stretch from the harbour mouth across the bay to the light house at Berry Head, taking in the surrounding coves and hillsides and the open sea of the English Channel. With secure underground parking and communal gardens this apartment also has level access from either the main entrance or via the lift from the parking area.

LOCATION

Located within the Belgravia Conservation Area, Warren Road is a pleasant tree lined road set above the marina where pathways wind down the hill to the level seafront promenade that snakes around the bay.

This area has a variety of restaurants and bars offering the opportunity to enjoy some fine local seafood with the harbour, beach, theatre and facilities of the town all very accessible. Torquay station and local buses are also within easy reach.

DETAILS

The apartment has level access either via lift from the parking garage situated one floor below, or directly from Warren Road through the smart communal entrance lobby .

The front door to the apartment opens to a spacious hallway from which the generous open plan living space unfolds and you are immediately drawn to the full width bi-fold doors which open to the balcony and frame a view that looks along the pier and directly into the Marina. A further window to the east side overlooks the Rock Walk towards the harbour.

The space has been styled to create a calming ambiance and naturally provides distinct living, dining and kitchen zones. The kitchen area is set to the rear and has an array of wall and base units that incorporate a range of integrated appliances with black granite countertops giving a pleasant visual contrast.

The open floor plan is ideal for entertaining with ample space for dining table and chairs and for furniture to relax and watch the ever changing activity on the waterfront during the day and where after dark the twinkling lights around the bay and the sweep of the beam from the lighthouse become totally captivating.

The principal bedroom is dual aspect and enjoys a good deal of natural light with a window to the side aspect and a large picture window that encapsulates the views of the Marina and bay. This spacious room has built-in double wardrobes and fully fitted en-suite shower room with a window.

VIEWING BY APPOINTMENT ONLY

The two remaining bedrooms are both double rooms with built-in double wardrobes and windows overlooking the entrance side of the development. Returning to the hallway there is a family bathroom with a shower over the bath and a hallway storage cupboard has plumbing for a washing machine and houses the hot water cylinder.

OUTSIDE

From the living room bi-fold doors open to the balcony that has stainless steel and glass balustrading ensuring maximum views. This covered balcony is a superb place to enjoy any available sunshine and perhaps to dine al-fresco whilst enjoying the bay views and the activity in the marina.

Below the building is the parking garage providing secure gated parking with direct access to the building via a lift. To the southern seaward side of the building are communal gardens for the exclusive use of the residents and from here a pathway leads to a locked gate giving direct access onto the restored Rock Walk providing an attractive pedestrian short-cut to the seafront promenade.

AREA

Located within a large, sheltered bay on the South Devon Coast, Torquay sits at the heart of the English Riviera where the stunning coastline is dotted with sandy beaches and coastal footpaths lead to hidden coves. From the harbour area the level seafront esplanade flows past the marina and around the bay where restaurants and bars dot the waterfront offering the opportunity to enjoy some fine local seafood. Once the sun sets, the enticing waterfront illuminations, al fresco dining, live music and theatre bring the harbour area alive.

Torquay offers a range of activities and year round events and is also blessed with a choice of land and water based sporting opportunities. The town has a good range of shops and galleries with further facilities located at two out of town shopping parks.

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 South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The international airport at Exeter provides a gateway to destinations further afield.

SERVICES Mains water, electricity and drainage are all connected, subject to the necessary authorities and regulations. Electric heating.

CURRENT PROPERTY TAX BAND – The property is currently registered for holiday let business rates.

MOBILE PHONE COVERAGE EE, Three, O2 and Vodafone (Estimated Ofcom Data)

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

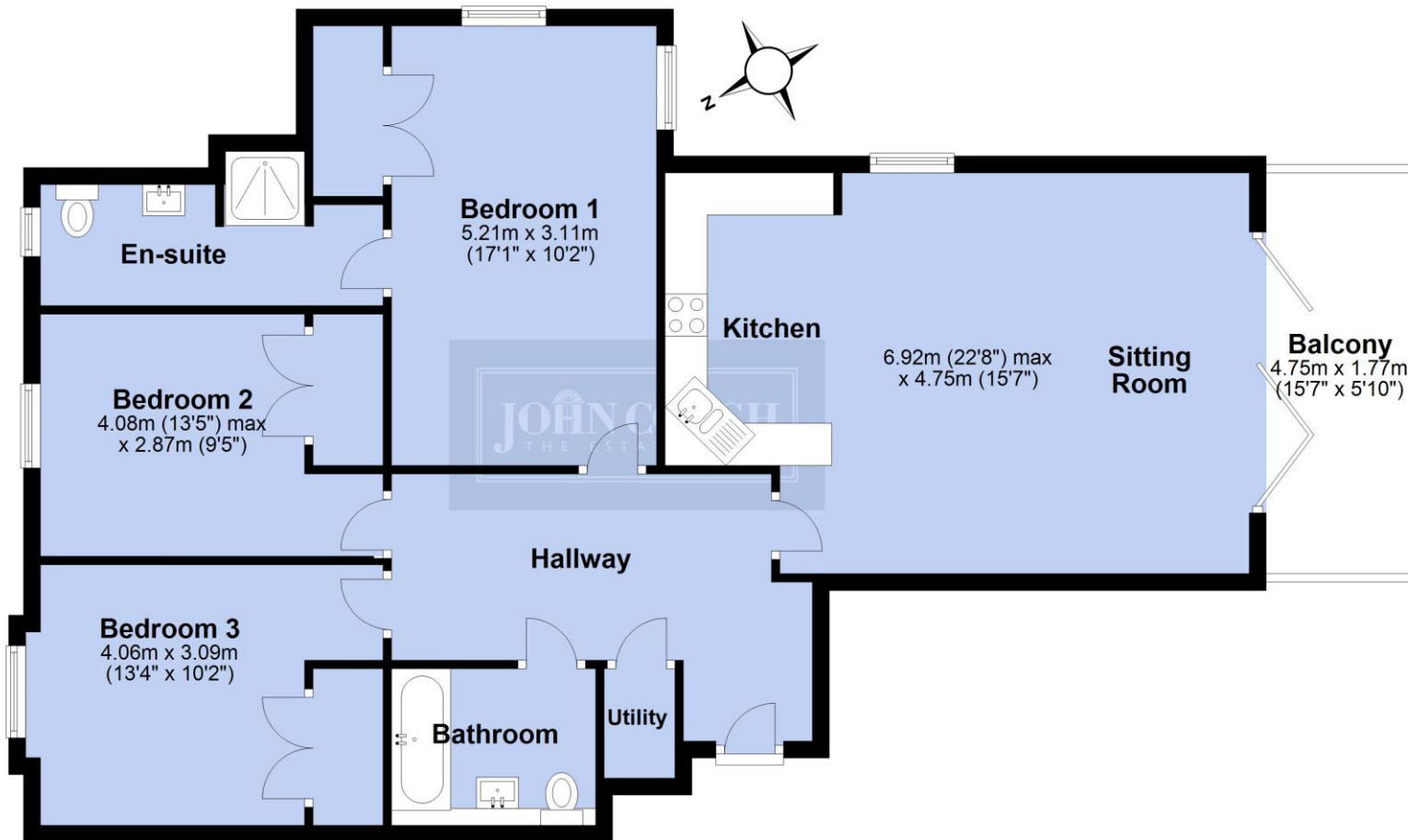
CURRENT MAINTENANCE/LENGTH OF LEASE £2867.87 remaining period of 999 year lease from 2007, lease expiry date 01/08/3006. Residents own a share of freehold.

GENERAL GUIDANCE Shorthold tenancy agreements and holiday letting is permitted. Pets are allowed with permission but only for residential owners. (Subject to confirmation by the Management Company).

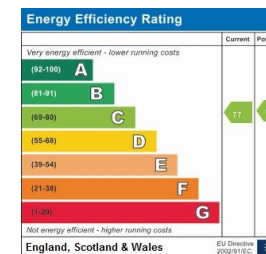




Ground Floor
 Approx. 99.9 sq. metres (1075.4 sq. feet)



Total area: approx. 99.9 sq. metres (1075.4 sq. feet)



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.