



JOHN COUCH
THE ESTATE AGENT

11 Marine Palms Warren Road
Torquay Devon
£575,000 Leasehold



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Torquay Devon TQ2 5TT

£575,000



Encapsulating seaside living, with panoramic views of Tor Bay, its coastline and hillsides, the apartment offers spacious living, with three terraces for al-fresco enjoyment

Communal entrance hall ■ Inner hall ■ Entrance hall ■ Bedroom (1) ■ En-suite shower room
First floor accommodation ■ Utility cupboard ■ Living room ■ Kitchen
2 further bedrooms ■ E-suite shower room to bedroom (2) ■ Bathroom
Allocated parking space ■ Roof terrace ■ Gardens for the residents enjoyment

FOR SALE LEASEHOLD

Encapsulating seaside living, the apartment forms part of a new build conversion of a mid-nineteenth century villa, creating luxury homes of high specification with fabulous views in a south/westerly direction taking in wide expanses of Tor Bay, the beach at Torre Abbey and the surrounding coastline and hillsides of the bay.

The development consists of 13 apartments, with a secure underground parking space and exciting design features. The apartment is situated at entrance level, with lift or stair access to the garaging. It has the unique benefit of three terraces, one accessed from the principal bedroom, one to the rear accessed from bedroom three, and a superb roof terrace capturing the panoramic far reaching views.

Design features include oak panelled internal doors and flooring, underfloor gas fired central heating, air conditioning to the living room, contemporary white sanitary ware, ceramic tiling, granite work tops and oak coloured kitchen units.

The accommodation has a living room, kitchen, principal bedroom with en-suite shower room, two further bedrooms, bedroom two having an en-suite shower room and separate bathroom, presented with contemporary style.

Warren Road sits above the sea front promenade and allows for ease of access to the town, the beach and the harbourside. The lively waterfront is home to Torquay Marina with 440-berths providing safe anchorage.

Excellent opportunities exist for sporting and leisure activities, arts and cultural activities, shopping centres and a diverse range of restaurants from beach cafes to restaurants for fine dining.

In addition to life beside the sea, communication links include a direct rail service to London Paddington leading to the inter-city network at Newton Abbot, with the South Devon Highway, bypassing the village of Kingskerswell, improving the journey time to Exeter and the M5 motorway.

Six external steps rise up to the front door opening to the **COMMUNAL ENTRANCE HALL** Lift and stair access to the garage level. Door into **INNER HALL** Front door into **ENTRANCE HALL** Entry telephone/video.

VIEWING BY APPOINTMENT ONLY

BEDROOM (1) Double glazed doors opening to the **BALCONY** with stainless steel and glass balustrading taking in the panoramic views looking from Torre Abbey Meadow with its ornamental gardens and bowling green, the beach at Corbyn Head, the coves and coastline to Brixham and wide expanses of Tor Bay. Coved ceiling, four well light points. Walk-in wardrobe with wall mounted control for the hot water, shelves and hanging rail. Linen cupboard housing the hot water sealed cylinder. Wood flooring. **EN-SUITE SHOWER ROOM** Fully tiled walls. Double width shower cubicle, shower with body jets, glass screen, WC with concealed cistern, wall mounted wash basin, mixer tap, mirror with illumination, shaver socket. Ceramic tiled floor. Wall mounted ladder style chrome towel rail/radiator. Extractor fan.

FIRST FLOOR ACCOMMODATION From the entrance hall staircase with oak handrail and square spindles rises to the first floor. Coved ceiling. Central heating control. **UTILITY CUPBOARD** housing the washing machine, tumble dryer, light and extractor fan. Half tiled walls. Staircase rises to the roof terrace.

LIVING ROOM Double glazed windows, Juliette balcony with stainless steel balustrading and glass inset with a virtually 180 degree panorama from the hillsides of Churston, Torre Abbey Meadow, the coves and hillsides of the bay across the water from Brixham to Haldon Pier. Coved ceiling, two ceiling light points. Air conditioning unit. Entry telephone/video.

Wood flooring. Under floor heating thermostat. Two sliding glass doors into the kitchen.

KITCHEN Black polished granite work tops, oak coloured units beneath and over with stainless steel handles, illumination beneath, polished granite upstand, four pull out trays. Under mounted stainless steel one and a half bowl sink, mixer tap, integrated dishwasher. Range style five ring stainless steel gas cooker, fan assisted oven beneath, stainless steel backing, Hotpoint extractor hood over with illumination. Hotpoint side by side fridge/freezer, recess with bookshelf over, fitted microwave, cupboard over. Cupboard housing the wall mounted gas fired central heating boiler. Two ceiling light points. Ceramic tiled floor.

BEDROOM (2) Double glazed window enjoying views towards Abbey Sands, Livermead Beach and the surrounding area, window to the rear. Coved ceiling. Built-in double wardrobe. Trip switch fuse box. Under floor heating thermostat.

EN-SUITE SHOWER ROOM Fully tiled walls. Corner shower unit, two curved sliding doors, plumbed shower unit with body jets, WC with concealed cistern, wall mounted wash basin, mixer tap, mirror, shaver socket. Plumbed ladder style chrome towel rail. Coved ceiling. Extractor fan. Ceramic tiled floor.

BEDROOM (3) Double glazed door opening to the side terrace. Coved ceiling, two wall light points. Under floor heating thermostat.

BATHROOM Double glazed sash style window, obscure glass. Fully tiled walls. Bath in tiled surround, mixer tap, WC with concealed cistern, wall mounted wash basin, mixer tap, mirror, shaver socket. Plumbed ladder style chrome towel rail. Ceramic tiled floor.

OUTSIDE The car parking area can be accessed by lift or stairs through the building. From Warren Road a secure gate entrance leads to the car park with allocated parking space (second of the left as you enter the garage). The gardens to the seaward side of the development are for the residents use. Individual store room for residents.

CURRENT MAINTENANCE/LENGTH OF LEASE £4,252.28 per annum. Remaining period of 999 year lease from 2007.

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

CURRENT PROPERTY TAX BAND F (Payable 2021/2022 £2842.03)

VIEWING By appointment with the Vendors









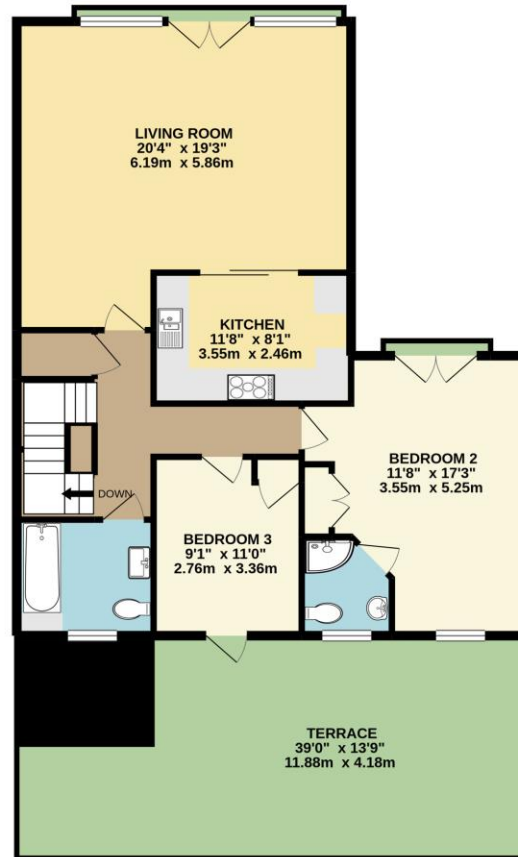
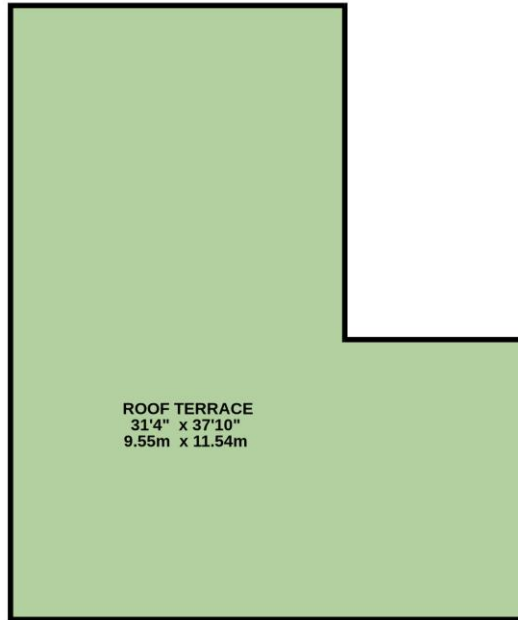




ROOF TERRACE
0 sq.ft. (0.0 sq.m.) approx.

1ST FLOOR
962 sq.ft. (89.4 sq.m.) approx.

ENTRANCE LEVEL
524 sq.ft. (48.7 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

TOTAL FLOOR AREA : 1486 sq.ft. (138.1 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 as to their operability or efficiency can be given.
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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 effect your decision to buy, please contact us before viewing the property.