



**JOHN COUCH**
THE ESTATE AGENT

Utopia | Seacliff
Warren Road Torquay Devon
£750,000 Leasehold



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£750,000



Dramatic and amazing views of Tor Bay are enjoyed from this unique property, forming part of a detached Victorian villa, converted to form individual marine homes, capturing and embracing seaside living

Covered entrance porch ■ Entrance hall ■ Cloakroom
Utility room ■ Kitchen/dining room ■ Balcony ■ Lounge
Inner hall ■ First floor accommodation ■ Bedrooms (1) and (2) ■ Balcony ■ 2 en-suites
Second floor bedrooms (3) and (4) ■ Shower room ■ Double garage ■ Residents gardens

FOR SALE LEASEHOLD

Dramatic and amazing views of Tor Bay are enjoyed from this unique property, forming part of a detached Victorian villa, converted to form individual marine homes capturing and embracing seaside living. With exceptionally spacious accommodation, two sea facing terraces and a double garage providing secure parking, Utopia is an exceptional home ideal for full time living or for holiday/second home use. It has the benefit of an individual access, opening to the ground floor which incorporates the kitchen/dining room and lounge, bedrooms one and two, each en-suite sit to the first floor, bedrooms three and four sit to the second floor and share a further shower room. Gardens for the residents enjoyment sit to the seaward side of the building.

Warren Road is situated immediately above Torquay sea front promenade and sits above the Royal Terrace Gardens.

The harbourside, sea front promenade, Torre Abbey Sands and Marina are in the immediate neighbourhood, the town centre is within reasonable walking distance. For enjoyment of seaside living, Torquay is a pleasant town to call home, it is surrounded by spectacular coastal scenery and sheltered sailing waters, the town offers a diverse range of opportunity for shopping, leisure pursuits and an ever improving dining culture.

Communication links include a direct rail service to London Paddington, linking with the inter-city network at Newton Abbot, and the South Devon Highway, bypassing the village of Kingskerswell, improving journey time to Exeter and the M5 motorway.

COVERED ENTRANCE PORCH Quarry tiled floor.

Front door with stained glass leaded light feature into **ENTRANCE HALL** Double glazed windows to the front, cupboards beneath with shelves. Recess with arched mirror. Coved ceiling. Door to garage.

CLOAKROOM Half tiled walls. Close coupled WC, pedestal wash basin, vanity shelf and mirror over. Extractor fan. Coved ceiling.

UTILITY ROOM Half tiled walls. Plumbing for washing machine. Work top, units beneath and over.

KITCHEN/DINING ROOM (KITCHEN) Polished granite work tops extending to a peninsular work top, units beneath and over, four with leaded light glass doors, tiled surrounds, glass block screen.

VIEWING BY APPOINTMENT ONLY

Inset one and a half bowl single drainer stainless steel sink, mixer tap. Five ring gas hob, extractor hood over, split level oven, microwave over. Integrated fridge/freezer. Small polished granite work top, units beneath and over. Two deep coved recesses. **(DINING ROOM)** Bay window, double glazed doors, two side windows, opening to the **BALCONY** with wrought iron balustrading taking in the outstanding views looking over the gardens and grounds to the sea front promenade, the Marina and across Tor Bay to Berry Head, Brixham, the surrounding coastline and open sea of the distant horizon. Wide arch to :

LOUNGE Double glazed windows and doors opening to the balcony, double glazed window to the side taking in a wide panorama stretching from the easterly horizon to the westerly aspect. Feature fireplace suitable for electric fire. Understairs recess with cupboard. Door to:

INNER HALL Door to garage. **FIRST FLOOR ACCOMMODATION** Staircase rises to the first floor landing. Double glazed window, obscure glass.

BEDROOM (1) Double glazed door and side panels opening to the balcony capturing the far reaching dramatic views. Fitted furniture comprising two double wardrobes, display shelves, chest of drawers, corner display unit with chest of drawers beneath, bedside chest of drawers. **BALCONY** With wrought iron balustrading, paved floor, taking in the views over the surrounding area, the inner harbour and Marina looking across Tor Bay to Berry Head, Brixham, the surrounding coastline and distant sea horizon.

EN-SUITE SHOWER ROOM Fully tiled walls. Walk-in shower with curved glass screen, plumbed shower unit, pedestal wash basin, cabinet with mirrored doors, side shelves, close coupled WC. Wall mounted electrically heated chrome towel rail. Coved ceiling. Extractor fan.

BEDROOM (2) Double glazed windows to the entrance. Recess fitted with double wardrobe, mirrored doors, display shelves, chest of drawers, cupboards over. Built-in cupboard. **EN-SUITE BATHROOM** Fully tiled walls. Corner bath, mixer tap, plumbed shower over, shower screen, pedestal wash basin, bevelled mirror over, WC with concealed cistern. Extractor fan. Plumbed heated chrome towel rail.

SECOND FLOOR ACCOMMODATION Staircase from the first floor rises to the second floor landing. Door to cupboard housing the manifold for the under floor heating.

BEDROOM (3) Double glazed window capturing the sea and coastal views, Velux window with blind. Two double and one single wardrobe, cupboard to the side. Access to small loft. Two ceiling light points.

BEDROOM (4) Double glazed window to the entrance, Velux window with blind. Walk-in wardrobe, shelves, deep wall cupboard with shelf.

SHOWER ROOM Velux window with blind. Fully tiled walls. Shower cubicle, folding glass door, plumbed shower unit, pedestal wash basin, WC with concealed cistern, cosmetics cupboard with mirrored door, strip light/shaver socket. Plumbed towel rail. Extractor fan.

OUTSIDE The property is approached from Warren Road through a wrought iron gate opening to a pathway to the front door. To the side of the building a gate and steps give access to the residents gardens, in turn leading to the Royal Terrace Gardens. **DOUBLE GARAGE** with shutter style automated up and over door. Painted walls, high ceiling, light and power, range of fitted shelves. Floor standing hot water cylinder, gas fired central heating boiler, receptacle for the central vacuum system. Cupboard housing the trip switch fuse box, gas meter and manifold for the under floor heating. Plumbing for washing machine.

CURRENT MAINTENANCE/LENGTH OF LEASE £4,553.86 per annum, remaining period of 999 year lease from March 2002.

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

CURRENT PROPERTY TAX BAND F (Payable 2023/2024 £3080.63).

VIEWING By appointment with the Vendors Agents





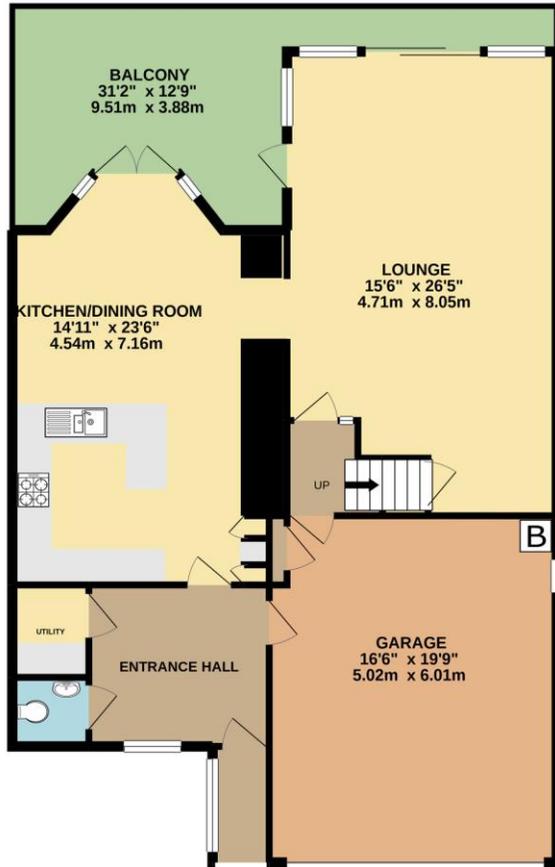




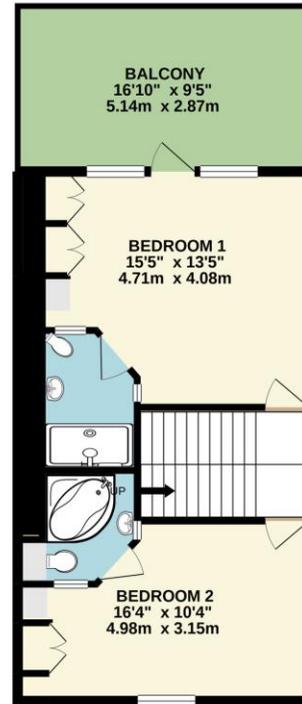




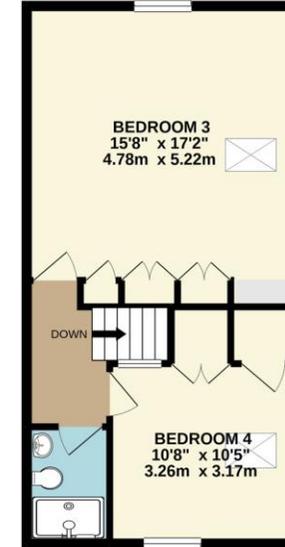
GROUND FLOOR
1200 sq.ft. (111.5 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



2ND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 2156 sq.ft. (200.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		66	75
		EU Directive 2002/91/EC	



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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.