



Riviera Coach House Lower Warberry Road
Torquay Devon

£395,000 Freehold



Riviera Coach House Lower Warberry Road Torquay Devon TQ1 1QS

£395,000



Located within the sought after Warberries conservation area, the home has been designed in the style of a coach house to compliment the neighbouring Victorian villa

Open plan kitchen/living/dining room
3 bedrooms ■ 3 bathrooms ■ Utility
Gardens ■ Double garage

FOR SALE FREEHOLD

Nestled at the end of a winding drive this home offers unique accommodation and manageable gardens in a secluded setting away from roads and yet close to local shops and bus routes. From Lower Warberry Road the driveway leads to a cluster of three homes. Riviera Coach House is on the left side where there is parking and access to the double garage.

INSIDE

The front door opens to a hallway with immediate access to a bedroom which has double glazed bi-fold doors to the front. There is an adjacent bathroom and separate fully fitted utility room with space and plumbing for a washing machine.

Stairs rise to the first floor directly into the kitchen/living/dining area offering space for relaxed seating and a dining table and chairs. The kitchen is partially enclosed within an alcove and the room is well lit with a large window to the south side and a glass door to the rear terrace. There are two double bedrooms at this level, one with an ensuite bathroom whilst a further bathroom completes the accommodation.

OUTSIDE

From the living space a paved terrace leads to the front of the house and to the gardens which flow around house with a lawned area to the west side.

The double garage is accessed from the front and has up-and-over doors. A brick paved area to the front would make a pleasant sun terrace or could provide off-road parking. There is unrestricted parking in Lower Warberry Road.

POSITION

Set within the Warberries Conservation area, Riviera Coach House is close to the harbourside, a local bus route and to the nearby village community of Wellswood, with its excellent local amenities including, church, school, pub, restaurants, cafes and shops.

LOCAL AREA

Torquay retains the feel of a traditional seaside town with its stunning coastline, iconic palm trees, sandy beaches, and historic pier, all enhanced by the international marina and a delightful array of shops, galleries and cafes. The road from here leads down Ilsham Valley to the beach at Meadfoot which has parking and a beach café.

There are many bars and restaurants dotted along the waterfront offering the opportunity to eat and drink al-fresco and to sample some of the finest seafood from nearby Brixham, the heart of the seafood coast.

The area has many beaches with an array of water sports and fishing also available. Torquay also hosts world class sailing events and boats can regularly be seen competing in the bay. There are many sporting opportunities with golf, tennis, rugby, football and cricket available close by.

SERVICES Mains water, electricity and drainage are all connected, subject to the necessary authorities and regulations. Electric Heating. (Underfloor heating with an air-source heat pump are installed although currently out of service).

CURRENT PROPERTY TAX BAND B (Payable 2022/2023 £1,577.65).

VIEWING By appointment with the Vendors Agents

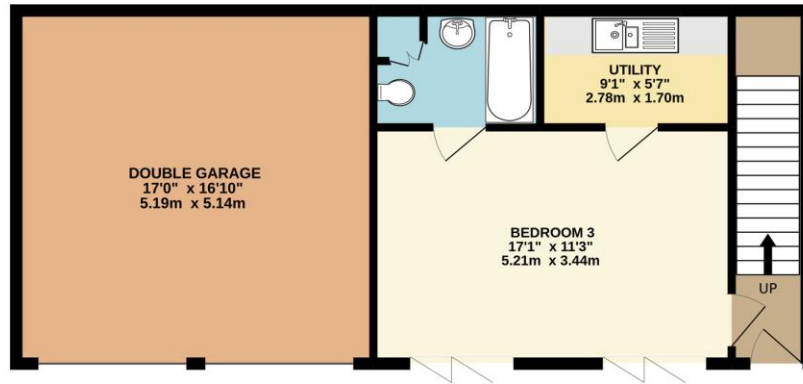
VIEWING BY APPOINTMENT ONLY







GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.

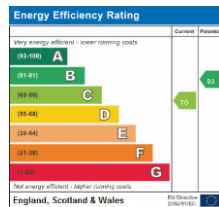


1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1299 sq.ft. (120.7 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 affect your decision to buy, please contact us before viewing the property.