



49 Ellesmere Lower Warberry Road  
Torquay Devon

**£325,000 Leasehold**



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Torquay Devon TQ1 1TR

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A two bedroom, fifth floor apartment with a large balcony and superb southerly views into Tor Bay, forming part of a well-regarded development, with lift access, communal gardens and secure undercover parking

- Southerly bay views ■ Landmark development ■ Lift
- Two bedrooms and bathrooms ■ Good living space
- Fitted kitchen ■ Large south-facing balcony
- Established communal gardens ■ Secure undercover parking

#### FOR SALE LEASEHOLD

Built in 1984 on the site of two Victorian villas that previously occupied the site, the Ellesmere development comprises two buildings, each with 25 apartments.

The buildings and grounds of Ellesmere are very well run and beautifully maintained, creating a peaceful and attractive living environment. With far reaching views the apartment is smartly presented and has been updated over the years and is now presented in calm neutral tones providing a home that is ready to move into.

#### LOCATION

Ellesmere is located within the Warberries Conservation Area which is sought-after for its preserved Victorian Architecture and proximity to the village style community of Wellswood where the superb facilities include convenience stores, pharmacy, post office, pub, restaurant, salons, boutique shops, school and Church.

The nearby Ilsham Valley leads to the popular beach at Meadfoot where there is a café with waterside terrace and easy access to the South West Coastal path. Excellent bus services operate close by with further services from nearby Babbacombe Road running to the harbour and destinations further afield.

#### INTERIOR

A smart communal entrance hall leads to the lift or stairs, or from the parking area the lift rises directly to the fifth floor. The front door opens to the hallway which has a video entry system and a double cloaks cupboard with an internal window flooding the hall with light and presenting eye-catching views across the living room to the bay beyond.

The large living room is flooded with natural light from the patio doors that frame the stunning southerly bay views and draw you onto the balcony.

There is a natural space for a dining table and chairs and comfortable furniture can be arranged to take advantage of the fabulous bay views. The kitchen has been fully fitted with a range of wall and base units to three sides, capped with contrasting countertops. There are some integrated appliances and a window over the sink providing natural light and ventilation, capturing views to the west aspect.

The principal bedroom enjoys access to the balcony through patio doors that frame the stunning views over the gardens and onwards into the bay. This lovely spacious room has a double built-in wardrobe and a contemporary en-suite bathroom.

Bedroom two also has built-in wardrobes and window overlooking the side garden to the west, a second bathroom with walk-in double shower completes the accommodation.

VIEWING BY APPOINTMENT ONLY

## OUTSIDE

Accessed from both the living room and principal bedroom is a large south/west facing tiled balcony with stainless steel and glass balustrade. This superb outside space is ideal for relaxing or dining al-fresco while enjoying the stunning bay views stretch over the communal gardens and surrounding area across Tor Bay to Berry Head at Brixham.

The apartments are set within beautiful communal mature park like grounds, parts of which date from the Victorian villas that were on the site. These beautiful grounds are now skilfully maintained providing a peaceful space for relaxation including a summerhouse for private gatherings. There is also a gardening club for any green fingered residents.

The driveway to Ellesmere sweeps around the side of the building where double electric doors open to the secure undercover parking area and from where a lift or stairs rises to the fifth floor. Visitor parking is located to the front of the building.

## 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.

Tor Bay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre, the Agatha Christie Festival and an annual Seafood Festival.

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.

**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, Plymouth and the M5 motorway, with the international airport at Exeter being 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 E** (Payable Torbay Council 2025/26 £2859.80)

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

**BROADBAND** Standard (ADSL) Superfast (Cable) (Estimated Ofcom Data)

**CURRENT MAINTENANCE/LEASE TERMS** £2444.00 per annum service charge payable in two instalments. 999 year lease from 25/03/1981, lease expiry date 25/03/2980, 955 years remaining. The owners own a share of the freehold.

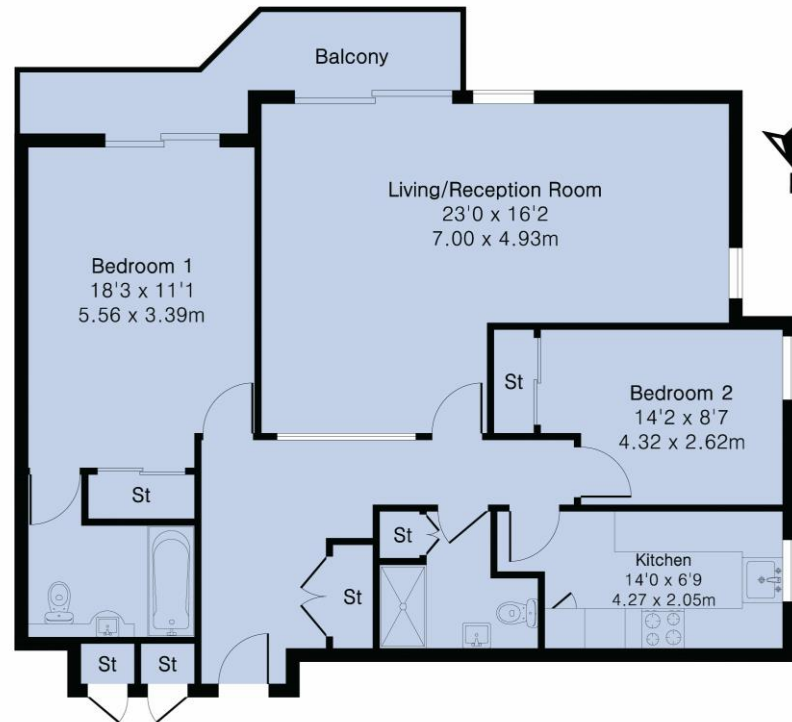
**GENERAL GUIDANCE** Short-term and holiday letting is prohibited but well-behaved pets are permitted with the consent of the management company (Subject to confirmation by the Management Company)







Approximate Gross Internal Area 953 sq ft - 89 sq m



Fifth Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



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.



**JOHN COUCH**  
THE ESTATE AGENT

43 Ilsham Road Wellswood Torquay Devon TQ1 2JG  
t: 01803 296500 e: mail@johncouch.co.uk

 Zoopla   

[www.johncouch.co.uk](http://www.johncouch.co.uk)

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.