



### 1 bed apartment to buy in TQ1

Higher Warberry Road, Torquay, Devon, TQ1 1SL

**£40,000** Starting Bid

 x1  x1  x1

Tenure

**Share Of Freehold**

Allocated parking

### Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ First Floor Flat
- ✓ Allocated & Visitor Parking
- ✓ Recently Decorated
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

023 8251 4032  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being sold via secure sale online bidding. Starting Bid £40,000

This delightful first-floor one-bed flat is located on the highly desirable Higher Warberry Road, Torquay. Offering splendid sea views and close proximity to the bustling Wellswood village, just a five-minute walk away. The accommodation has been recently decorated and includes a living room open plan to a modern kitchen, bedroom, modern bathroom, double glazing, electric heating and allocated parking. This comes to the market chain free and is a great 1st time buy or investment property.

As you come into this lovely apartment you will find an open plan lounge kitchen area. You have far reaching sea views from the lovely big window which also makes this room bright and breezy. The kitchen is well equipped with a range of wall and base units. The bedroom is a good size with a built in wardrobe and sea views from the window. The shower room is well equipped with low level W/C, wash hand basin and shower cubicle.

Additional information

Tenure - Share of Freehold (The leasehold shows 89 years, but because this is a share of freehold the leasehold can be easily extended at the cost of conveyancing only)

Ground Rent - £20pa

Service Charge - £1,800pa

Council Tax Band - A

EPC - e

There is a water meter at the property and water costs are covered under the service charge. Check broadband Availability at Openreach Fibre-Checker. Check mobile signal at Ofcom Mobile-Coverage.

Council Tax Band: A

Tenure: Share Of Freehold

Length of Lease: 88

Annual Ground Rent Amount: £20.00

Annual Service Charge Amount: £1,800.00

Price: Starting Bid £40,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

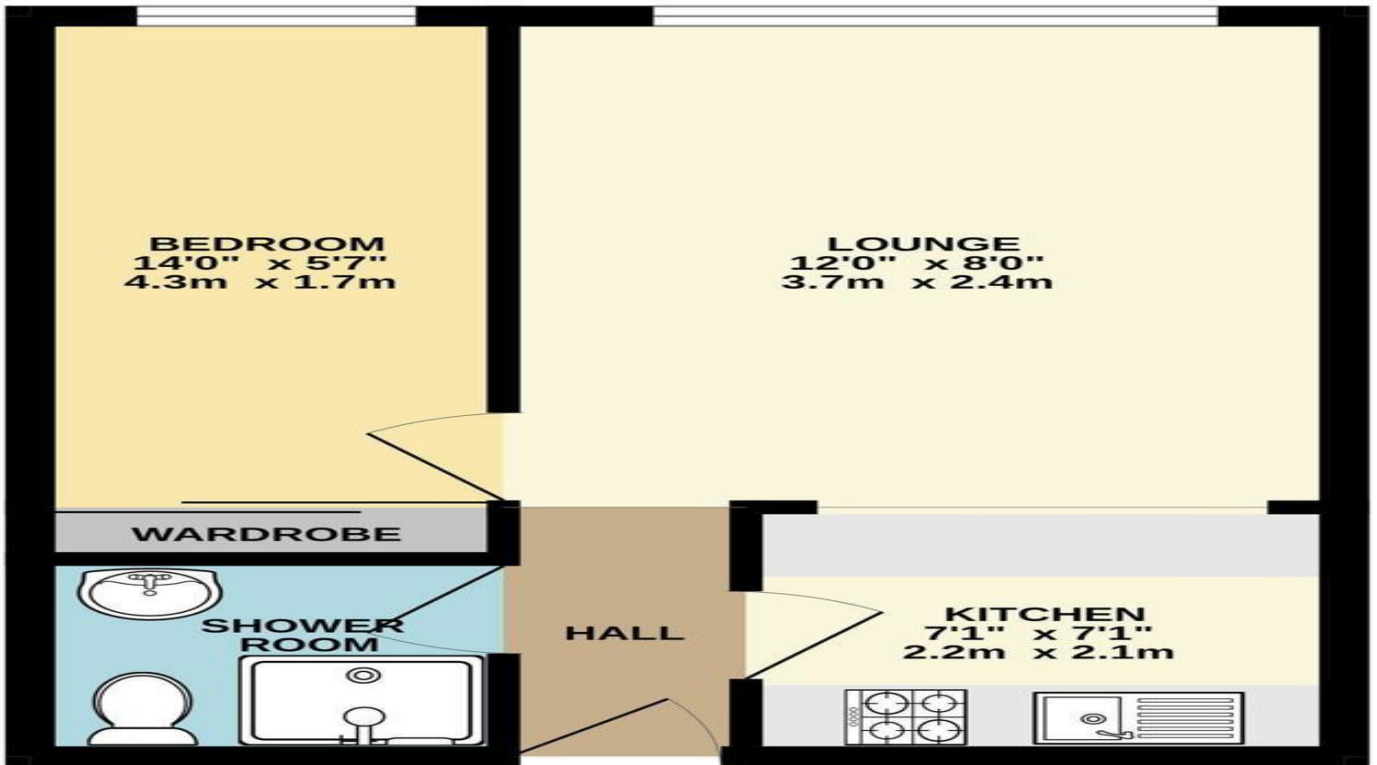
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

# FIRST FLOOR



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		44	47
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Higher Warberry Road, Torquay, Devon, TQ1 1SL

Contact your local branch today for more information on this property:

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Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk**

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