



**JOHN COUCH**
THE ESTATE AGENT

B7 Masts Warren Road
Torquay Devon

£495,000 Leasehold



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Devon TQ2 5SW

£495,000 Leasehold



A contemporary three bedroom apartment set within a landmark building, designed to optimise the stunning views directly into Tor Bay, providing a relaxed seaside lifestyle with a south facing balcony and gated undercover parking

- Unbeatable southerly bay views
- Open plan living/dining/kitchen area
- Principal bedroom with en-suite shower room
- Two further double bedrooms
- Family bathroom
- South/West facing balcony
- Secure parking
- Communal gardens

FOR SALE LEASEHOLD

Masts is a contemporary landmark building constructed in 2009 using a mix of traditional build and timber frame to provide luxury apartments in an elevated location with uninterrupted coastal views.

This spacious apartment has three double bedrooms and an open plan living space where the bi-folding doors to the balcony maximise the expansive views that stretch from the Harbour, Pier and Marina to Abbey Sands Beach round the curve of the bay to the light house at Berry Head. With secure underground parking and communal gardens this apartment also has lift access from either the main entrance or the parking area.

LOCATION

Located within the Belgravia Conservation Area, Warren Road is a pleasant tree lined road set above the marina where pathways flows down the hill to the level seafront promenade that winds around the bay.

This area has a variety of restaurants and bars offering the opportunity to enjoy some fine local seafood with the harbour, beach, theatre and facilities of the town all very accessible. Torquay station and local buses are also within easy reach.

DETAILS

The apartment is located on the fifth floor, one floor above entrance level, and is accessed via lift or stairs from the smart communal lobby or directly from the parking area. The front door to the apartment opens to a spacious hallway from which the generous open plan living space unfolds and you are immediately drawn to the full width bi-fold doors which open to the balcony and frame a view that looks along the pier and directly into the Marina taking in the sweep of the beach at Abbey Sands.

The open plan living space invites easy living and a relaxed lifestyle where the breathtaking views create a truly immersive experience. The kitchen is set to the rear where wall and base units incorporate a range of integrated appliances with black granite countertops giving a pleasant visual contrast. The space naturally divides and is ideal for entertaining family and friends with ample space for a dining table and chairs and comfortable sofas to be positioned to observe the ever changing activity on the waterfront during the day and after dark the twinkling lights around the bay and the sweep of the beam from the lighthouse become totally captivating.

The three bedrooms have windows overlooking the front of the building and all have built-in wardrobes with the principal bedroom having an en-suite shower room with a double width walk in shower. Completing the accommodation is a contemporary family bathroom and two hallway cupboards that provide excellent storage solutions.

VIEWING BY APPOINTMENT ONLY

OUTSIDE

The glass fronted balcony has unbeatable southerly views directly over the seafront promenade and inner harbour across the bay towards Brixham and is the ideal place to dine al-fresco and to relax and enjoy available sunshine.

Masts is approached from Warren Road through electronic gates leading to the secure undercover parking area where there is an allocated parking space. Communal gardens are located to the seaward side of the building where a secure gate gives direct access to footpaths that flows through the beautiful Rock Walk to the seafront promenade.

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. There are many stylish bars, a choice of fine restaurants and an international marina, whilst the working harbour, sandy beaches, iconic palm trees and beach huts provide a timeless element.

Within the bay are many beaches and coves to explore, some are peaceful havens for relaxing and have waterside cafes and others offer water sports, fishing and boat trips.

The horseshoe shaped bay is a natural safe haven for visiting cruise liners and a paradise for yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay with national and international races throughout the year.

Boat trips around the bay and to Brixham and Dartmouth are very popular, traditional sporting opportunities include golf, tennis, bowls and cricket.

Tor Bay has four theatres and three 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.

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 and Plymouth. The international airport at Exeter provides a gateway to destinations further afield.

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

CURRENT PROPERTY TAX BAND E (Payable Torbay Council 2024/2025 £2729.04)

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) Superfast (Cable) Ultrafast (FTTP) (Estimated Ofcom Data)

CURRENT MAINTENANCE/LEASE TERMS

£3044.10 per annum. 999 year lease from 01/08/2007, lease expiry date 01/08/3006, 981 years remaining. Owners own a share of the freehold.

GENERAL GUIDANCE Shorthold tenancy agreements and holiday letting is permitted. Pets are allowed with permission but only for residential owners not for lettings. (Subject to confirmation by the Management Company).

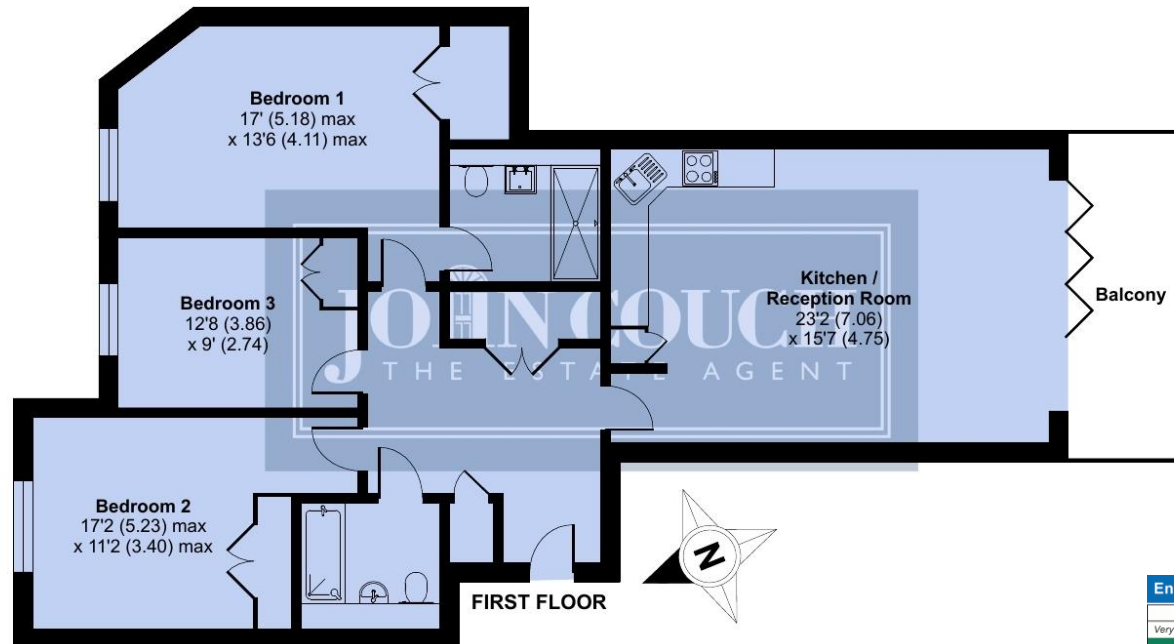






Approximate Area = 1160 sq ft / 107.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	82	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for John Couch The Estate Agent. REF: 1188035

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.



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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.