



**JOHN COUCH**
THE ESTATE AGENT

12 Teneriffe
Middle Warberry Road Torquay Devon

£295,000 Leasehold



12 Teneriffe Lower Warberry Road
Torquay Devon TQ1 1SJ

£295,000 Leasehold



With stunning southerly views across Tor Bay this fifth floor apartment offers spacious accommodation, three bedrooms, storage cupboards, communal gardens and a garage in a separate block

- Southerly bay views ■ Purpose built block
- Enclosed balcon/sun lounge ■ Kitchen ■ Sitting/dining room
- Three bedrooms ■ En-suite shower room ■ Storage
- Family bathroom ■ Garage ■ Communal gardens

FOR SALE LEASEHOLD

Tenerife was built in the mid 1970's and is set in the grounds of a Victorian Villa that once occupied the site. This landmark building was designed to provide spacious apartments with panoramic bay views from all the principal rooms.

LOCATION

Teneriffe is quietly located in an elevated location in the sought after Warberries Conservation area where it sits among many fine period homes. Close by is the vibrant village style community of Wellswood with its excellent local amenities including shops, cafes, restaurant, pub, post office, Church and pharmacy.

This location is less than a mile from Torquay harbourside and there is a local bus service in the immediate vicinity. Close by are the popular beaches at Meadfoot and Ansteys Cove with their iconic beach huts and cafes with waterside terraces.

INTERIOR

Accessed via lift or stairs from the communal lobby the front door opens to the entrance hallway from which all the accommodation is accessed. Directly ahead is the living/dining room where you are drawn to the full length patio doors that open to a Juliette balcony and frame stunning views that stretch from the open sea to the lighthouse at Berry Head and follow the curve of the bay.

This room has been designed to provide separate spaces for dining and comfortable furniture to be placed for relaxation and enjoyment of the stunning views.

A glazed door opens to the sun room which was originally conceived as a balcony but now provides a south facing room that is usable in all weather conditions with large sliding doors creating a connection to the outside.

This enclosed balcony has space for reclining chairs and provides the perfect spot to enjoy the sunshine during the day and to watch the twinkling lights around the bay once the sun has set.

The kitchen is fitted with an excellent range of wall and base units in a contemporary style with some integrated appliances and space for a full length fridge/freezer. There is also room to place a small table in front of the full length window which makes this an ideal spot for casual dining whilst enjoying the stunning views.

To the back of the plan are two bedrooms with large windows allowing excellent natural light to flow, these bedrooms both have built-in wardrobes.

VIEWING BY APPOINTMENT ONLY

The principal bedroom is on the south side with patio doors that frame the far-reaching views across the sun room, directly into Tor Bay and across the surrounding area. This spacious bedroom has a range of fitted wardrobes and a well fitted en-suite shower room.

Returning to the hallway there are storage cupboards and a storage room which has a window, completing the accommodation is a family bathroom with contemporary bath and shower over.

OUTSIDE

From Middle Warberry Road, the driveway rises through the established communal gardens and the visitor's parking area to the garages which are located in a separate block to the rear. The garage has an up and over door. The well-maintained communal gardens lie to the front of the block where there is an area of lawn edged by deep borders overflowing with mature shrubs.

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, with craft from local sailing clubs regularly seen competing in the bay with national and international races throughout the year.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.

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, O2 and Vodafone (Estimated Ofcom Data)

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

CURRENT MAINTENANCE/LEASE TERMS

£4100 per annum including block insurance, upkeep of communal gardens, cleaning of communal areas and water rates. 199 year lease from 25/3/1975, lease expiry date 25/6/2174, 149 years remaining. Owners own a share of the freehold.

GENERAL GUIDANCE

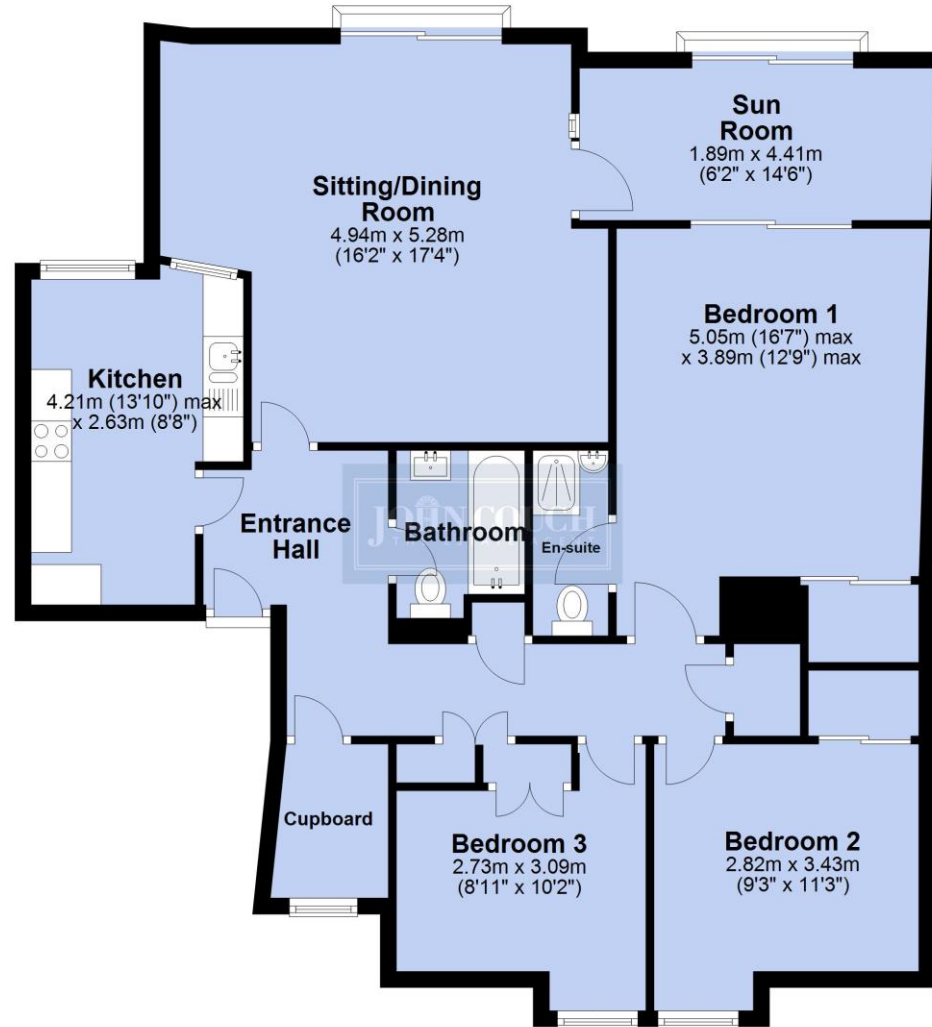
Assured Shorthold Tenancies of a minimum of six months are permitted. Pets and holiday letting are not permissible. (Subject to confirmation by the Management Company)





Fifth Floor

Approx. 107.3 sq. metres (1154.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Total area: approx. 107.3 sq. metres (1154.7 sq. feet)

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.