

# 14A Warren Road

Torquay, Devon, TQ2 5TE





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**Spacious Two Bedroom Maisonette Close to Town Centre  
Ideal for Investors or First Time Buyers  
Gas Central Heating/uPVC & Double Glazing  
Good Size, Level Rear Garden & Conservatory/Utility Area  
Held on a 900+ Year Lease & 1/4 of the Freehold**

## DESCRIPTION

The property is ideally situated to take advantage of Torquay's town centre amenities, plus being within walking distance to Torquay seafront, harbourside & transport links. This home benefits from a combi gas boiler for heating and water, uPVC double glazed windows and doors as well as a good size private level garden to the rear plus a conservatory/utility room.

The property is currently tenanted making this of interest to investors. Alternatively, the property can also be sold with vacant possession.

Ref No: 4587

Guide Price £120,000 - £130,000 Long Leasehold

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The accommodation comprises:-

uPVC panelled and glazed front door opening to:-

## **ENTRANCE HALLWAY**

Access to the loft with good storage space. Storage cupboard. Doors off to:-

## **LOUNGE**

15' 1" x 11' 11" (4.60m x 3.62m)

The lounge has a large uPVC double glazed window to the rear aspect. Timber fire surround with alcove shelving to one side. Double radiator. Stairs lead down to the kitchen.

## **BEDROOM 1**

10' 8" x 8' 2" (3.24m x 2.49m)

uPVC double glazed window to the front. Radiator. Walk-in wardrobe with louvre door fronts.

## **BEDROOM 2**

13' 11" x 6' 6" (4.23m x 1.98m)

uPVC double glazed window to the side. Radiator. Half glazed uPVC door to courtyard area. BT point.

## **BATHROOM**

Panelled bath plus separate walk-in shower cubicle with mixer tap, rail & showerhead. Fully tiled walls with contrasting dado tile. Heated towel rail. WC. Wash hand basin. uPVC double glazed window to the side rear.

## **KITCHEN**

14' 10" x 10' 10" (4.51m x 3.30m)

Fitted with wall & base units, work surfaces and 1½ bowl stainless steel sink unit. Built-in electric oven with gas hob & cooker hood over. Space & plumbing for washing machine & upright fridge/freezer. Wall mounted Ideal combi boiler. uPVC double glazed window overlooking the rear garden.

## **CONSERVATORY/UTILITY**

8' 10" x 6' 11" (2.70m x 2.10m)

Space for a tumble dryer. Under stairs storage & door leading out to garden.

## **OUTSIDE**

From Warren steps lead down to the front door and onto the rear garden via a private gate. The level rear garden is a good size, having timber decked & stone chipping areas with several display beds. It is fully enclosed by low level stone walling and enjoys a pleasant open outlook.

## **TENURE**

We have been informed that the property is held on a 990 year lease and 4 flats share the freehold as part of their management company.

## **COUNCIL TAX BAND B**

## **EPC RATING D**

## **VIEWING**

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

**WHAT3WORDS ///BOOTH.CUBE.LAMPS**

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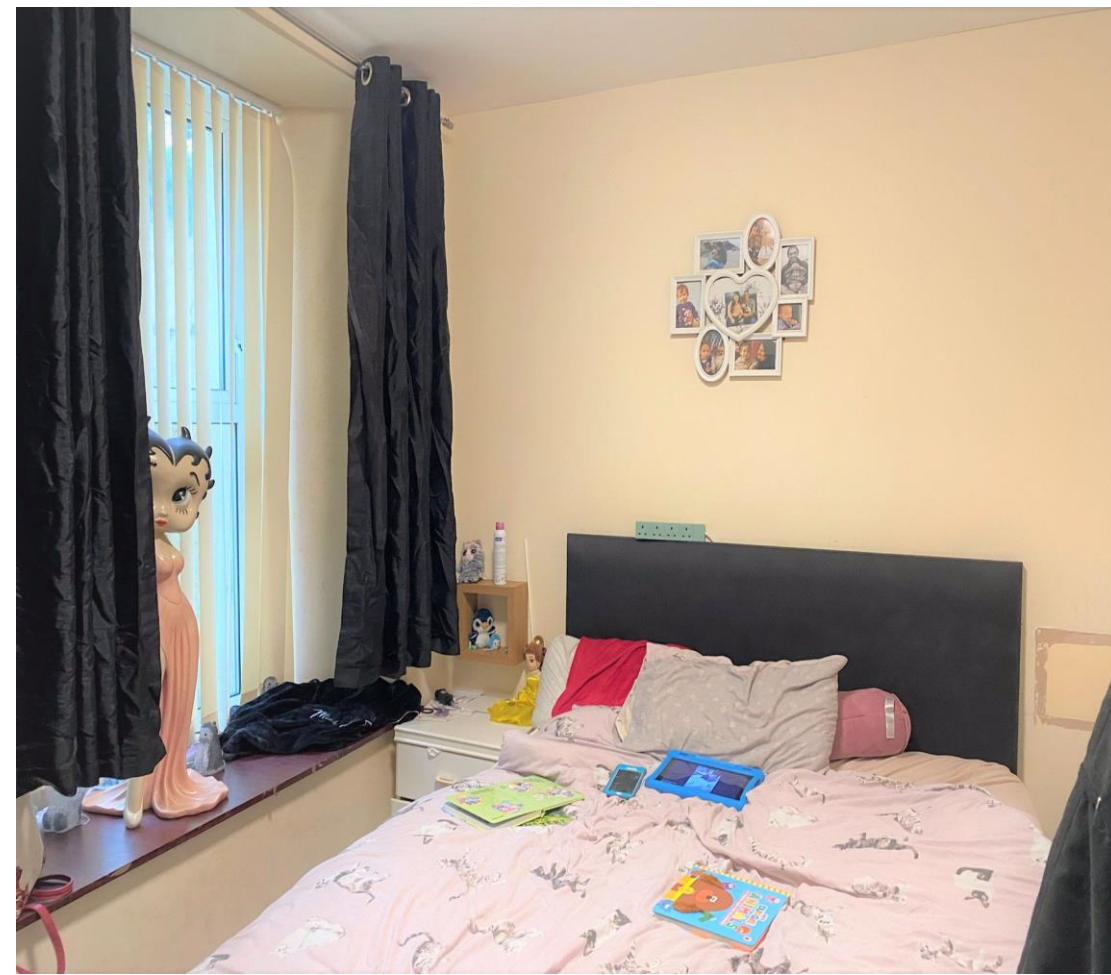
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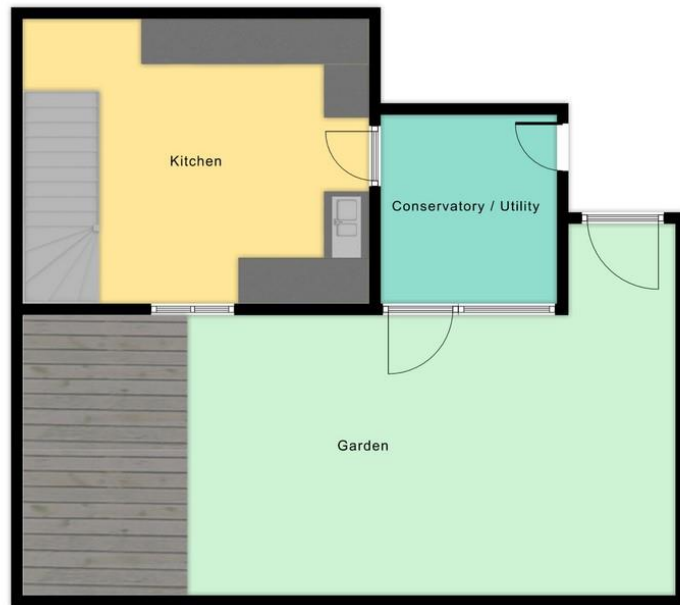
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Devon  
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