



ABSOLUTE



The Conservatory

Sunnyhill Higher Warberry Road, Torquay

Situated within a converted Victorian villa, this garden-level apartment offers a seamless blend of classic charm and modern comfort. Recently enhanced, the property boasts over 1800 sqft of living space, making it a perfect purchase for those seeking a stylish and spacious abode.

Upon entering, the distinctive conservatory hallway greets you with picturesque views of the finely manicured grounds and Torbay beyond, whilst also providing space for seating to enjoy the views. The property also benefits from a freshly installed open plan kitchen/dining room featuring integrated appliances, quartz worktops, and ample space for entertaining. A separate sitting room provides a cosy retreat, with access to the outdoor terrace.

The apartment offers three double bedrooms, with the master bedroom having en-suite facilities. The stunning family bathroom is a sanctuary in itself, showcasing a copper roll-top freestanding bath and a double-width shower.

Accessed from the sun room or sitting room to the south facing and private terrace is a sheltered spot to relax, whilst enjoying the views over the communal gardens.

A low gate on the boundary of the terrace opens to the beautifully maintained communal gardens which provide additional outside space for residents to enjoy.

Security and convenience are paramount for



GARDEN

Accessed from the sun room or sitting room the south facing terrace is a delightful, sheltered spot to relax whilst enjoying the views over the communal gardens.

COMMUNAL GARDEN

ALLOCATED PARKING

1 Parking Space



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Located within a large, sheltered bay on the South Devon Coast, Torquay sits at the heart of the English Riviera where the stunning coastline is dotted with sandy beaches and coastal footpaths lead to hidden coves. From the harbour area the level seafront esplanade flows past the marina and around the bay where restaurants and bars dot the waterfront offering the opportunity to enjoy some fine local seafood. Once the sun sets, the enticing waterfront illuminations, al fresco dining, live music and theatre bring the harbour area alive. Torquay offers a range of activities and year round events and is also blessed with a choice of land and water based sporting opportunities. The town has a good range of shops and galleries with further facilities located at out of town shopping parks. 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.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



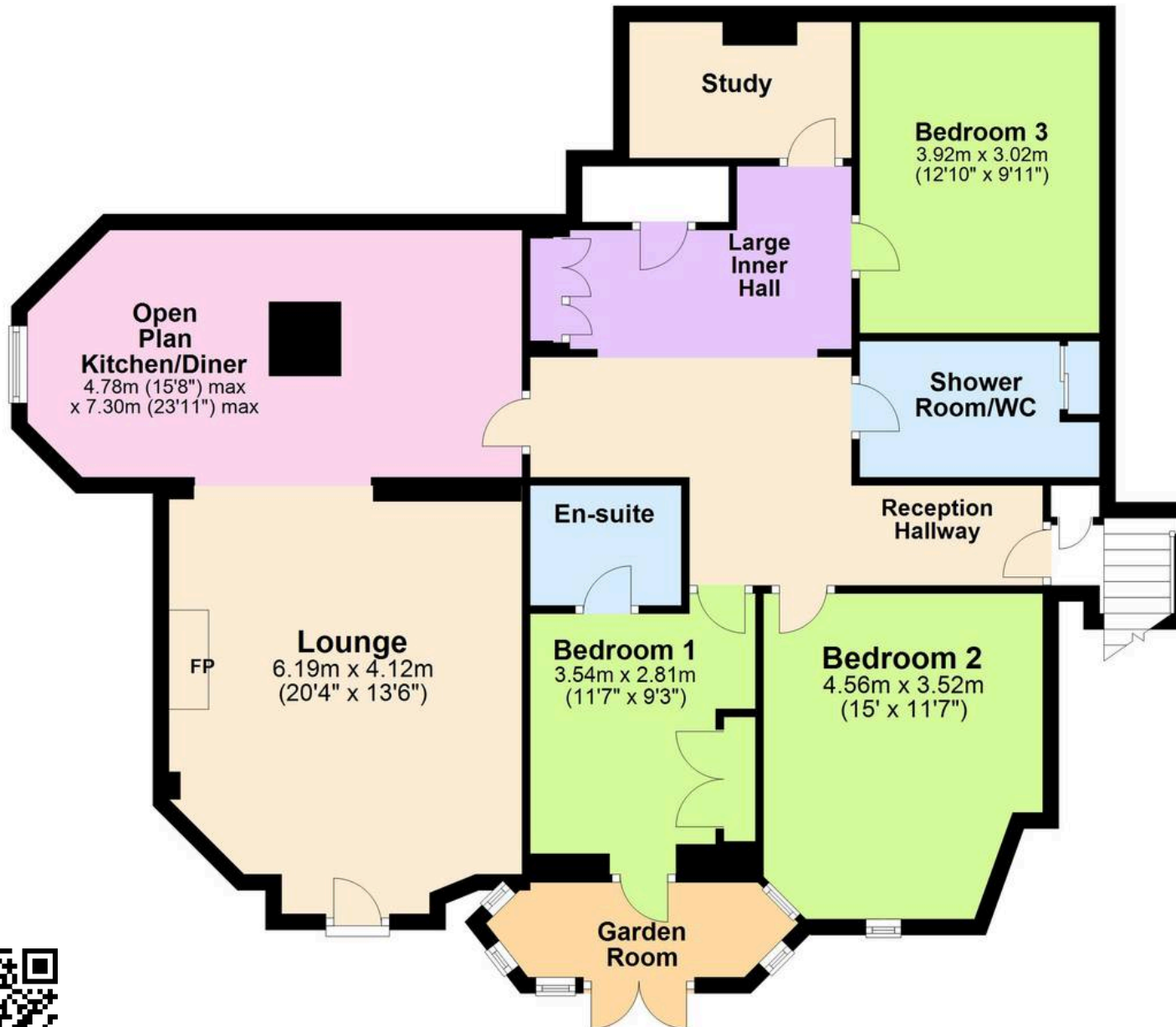


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Garden Floor

Approx. 120.3 sq. metres (1295.2 sq. feet)

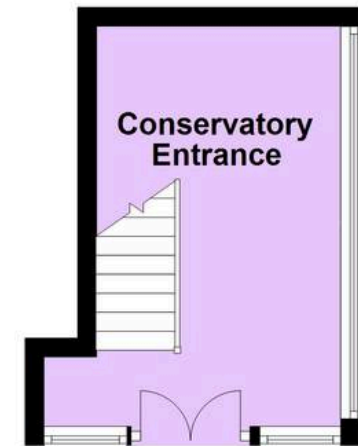


Total area: approx. 131.6 sq. metres (1416.2 sq. feet)

Approx.
Plan produced using PlanUp.

Ground Floor

Approx. 11.2 sq. metres (121.0 sq. feet)





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