



SOUTHWOOD COURT
TORQUAY TQ1 1RT



20 SOUTHWOOD COURT

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A beautiful two bedroom first floor apartment located in the Warberries. It sits in a purpose built complex and is located in a block of just two apartments within the development. In brief it comprises two bedrooms of which the master has large built in wardrobes, a spacious living room with stunning sea views and access on to a large balcony, a kitchen/breakfast room, shower room, porch and large storage cupboard accessed via the porch. It also comes with off road parking and the remainder of a long lease. Location Located in the desirable leafy area of the Warberries in Torquay, the property is within walking distance to local amenities in Wellswood Village. Here you will find a variety of shops to include the local Co-Operative, a florist, beauty salon, hairdressers and the popular public house 'The Kents'. A local attraction is also nearby 'Kents Cavern' taking you into the depths of history. In this prestigious location you will also find within a short distance Ansteys cove and Meadfoot beach, fantastic beauty spots to enjoy during the summer months and fantastic walk paths all year round. Torquay is home to an array of picturesque landmarks and local attractions to include Princess Theatre, Kents Cavern and the Model Village.

Entrance Porch

Large store room. Front and side elevation double glazed windows. Entrance door.

Hallway

Coving. Telephone entry system. Storage cupboard. Coving. Wall mounted radiator.

Living Room 15' 10" x 15' 6" (4.82m x 4.72m)

Front elevation double glazed window. Front elevation double glazed door to balcony. Coving. Wall mounted radiator.





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Kitchen/Diner 8' 6" x 12' 3"
(2.59m x 3.73m)

Fitted kitchen with wall and base units. Fitted work surfaces. Integrated fridge and freezer. Sink with drainer. Oven and four ring hob. Plumbing for washing machine. Wall mounted radiator.

Bedroom One 13' 10" x 9' 11"
(4.21m x 3.02m)

Front elevation double glazed windows. Fitted wardrobes. Wall mounted radiator. Coving.

Bedroom Two 9' 10" x 8' 10"
(2.99m x 2.69m)

Rear elevation double glazed window. Wall mounted radiator.

Bathroom

Shower cubicle. Low level WC. Wash hand basin with vanity unit. Rear elevation double glazed window. Fitted mirror. Tiling.





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General Services:

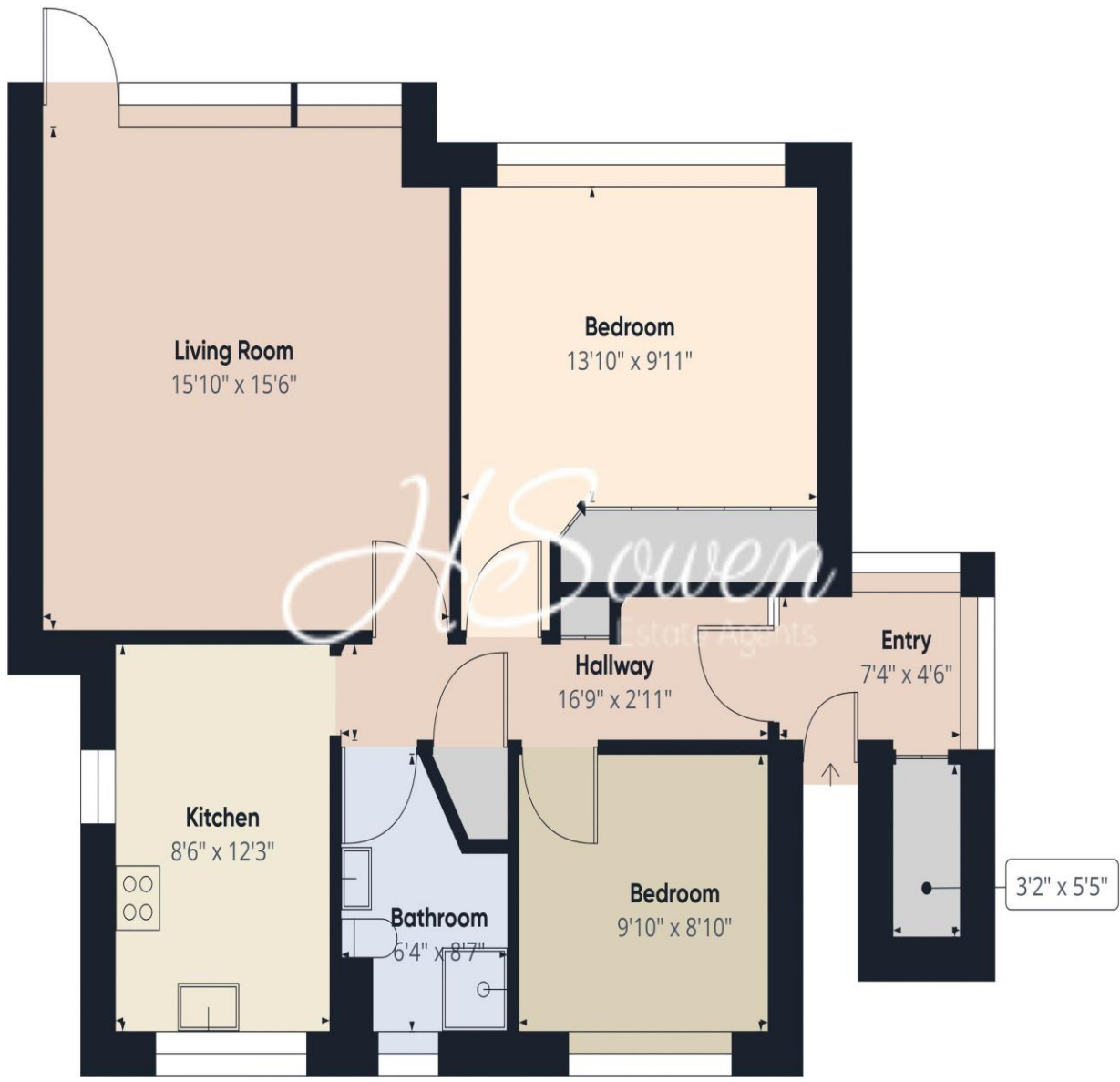
All mains services are believed to be connected to the property.

Local Authority:
Torbay Council





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Approximate total area⁽¹⁾
813.21 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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IMPORTANT: we would like to 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.