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**BRAMHOPE**  
**TORQUAY TQ1 1QT**

Price: £250,000 Freehold





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A beautiful first floor apartment situated within a Grade II Listed Victorian Villa, positioned on Lower Warberry Road in the popular Warberries area of Torquay. The property comprises of two good sized double bedrooms, a spacious lounge/dining room, kitchen and family bathroom. The complex has a very grand feel to it, with stunning communal entrance hall and a gravelled driveway. There is a private parking space and garage for the apartment. The apartment is located within walking distance of Torquays bustling harbour side as well as Wellswood high street. There are a number of amenities close by to includes the co-op, local doctors surgery, pharmacy and also dentists.



### Entrance Hallway

Intercom, Wall mounted radiator. Loft access. Coving.

### Kitchen 8' 0" x 11' 9" (2.44m x 3.58m)

Wall and base units. Roll top work surfaces. Ceramic Sink. Space for fridge/freezer. Space and plumbing for washing machine and dishwasher. Fitted oven. Four ring gas hob. Cooker hood. Rear elevation sash window.

### Living Room 16' 1" x 16' 7" (4.90m x 5.05m)

Side elevation Bay window. Wall mounted radiators. Feature fireplace. Coving.

### Bedroom One 9' 11" x 15' 0" (3.02m x 4.57m)

Rear elevation sash window with shutters. Wall mounted radiator. Coving.

### Bedroom Two 10' 9" x 10' 6" (3.27m x 3.20m)

Wall mounted radiator. Side elevation double glazed window. Coving.

### Bathroom 4' 7" x 8' 9" (1.40m x 2.66m)

Low level WC, Wash hand basin. Large shower cubicle with mains fed shower. Fully tiled. Heated towel rail. Rear elevation obscure double glazed window. Spotlights. Extractor fan.





Approximate total area<sup>(1)</sup>  
812.45 ft<sup>2</sup>

(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	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.