



SUMMARY

Spacious 2-Bedroom Town House || Versatile Accommodation over 3 Levels || Peaceful Cul-de-Sac Location || Convenient for Torquay Town Centre & Harbour || Generous Living Room || Modern Fitted Kitchen || 2 Generous Double Bedrooms || Driveway Parking for 1 Vehicle

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Address: Palatine Close, The Warberries,
Torquay, TQ1 1RD

Property type: Town House

Tenure: Freehold

Council tax band: B

EPC: C

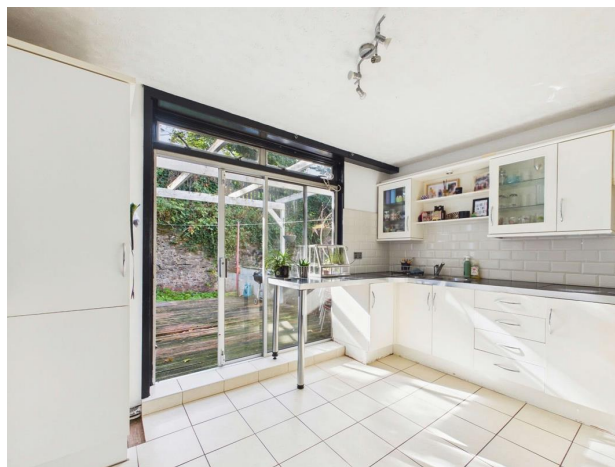
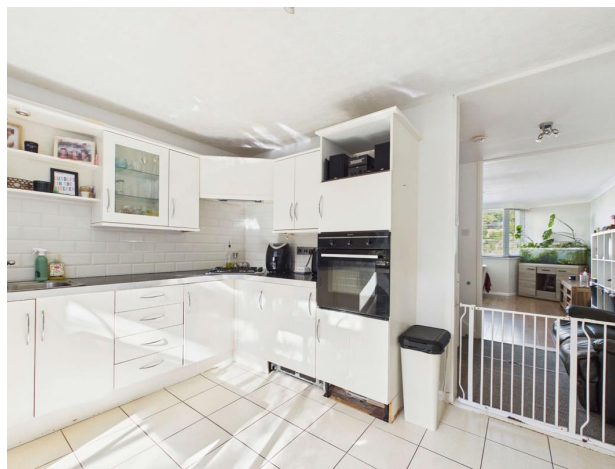
Bedrooms: 2

Bathrooms: 2

Receptions: 2

Parking: ✓

Garden: ✓



DESCRIPTION

Positioned within a peaceful cul-de-sac on the edge of the Warberries, this well-proportioned two-bedroom town house offers versatile accommodation arranged over three levels, together with driveway parking for one vehicle and useful external storage. The property is conveniently placed for Torquay town centre and harbourside, with a wide range of shops, cafés, restaurants and everyday amenities within easy reach, while Wellswood provides a further selection of independent shops and services.

The property's substantial footprint and three-storey arrangement provide interesting potential for future reconfiguration, subject to the necessary consents.

The ground floor begins with an entrance porch opening into an internal hallway, where stairs rise to the first floor and an understairs cupboard provides useful storage. From here, an internal door leads into a particularly spacious and versatile room, currently arranged by the owners as a dressing area. Its generous proportions lend themselves to a variety of alternative uses, including a home

office, gym, hobby room or occasional room. An adjoining bathroom and separate utility room enhance the practicality of this level, with the utility providing space and plumbing for a washing machine and tumble dryer, together with a stainless steel sink and drainer.

The first floor is arranged around the principal living accommodation. To the front is a generously sized living room with a large double-glazed window providing good natural light, while to the rear is a modern fitted kitchen. The kitchen includes an integrated dishwasher, eye-level oven, inset gas hob with extractor above, one-and-a-half bowl stainless steel sink and drainer, and space for a fridge/freezer. The combination boiler is neatly concealed within matching cabinetry, while a sliding patio door opens directly onto the rear garden terrace, finished with decking.

The second floor comprises a spacious landing and two generous double bedrooms, together with a three-piece family bathroom.

Externally, the property benefits from driveway parking to the front for one vehicle. A separate outside store provides excellent additional storage and offers further potential for alternative uses such as a home gym or workshop, subject to individual requirements.

Council Tax Band: B (Torbay Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, Cable, FTTC, FTTP

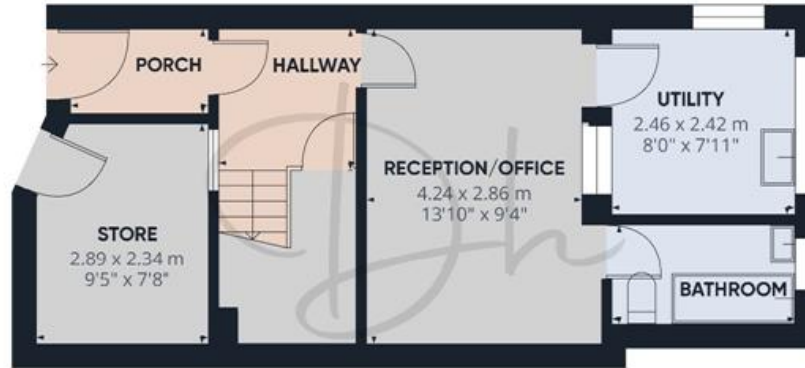
Broadband options available at the property include:

* Standard broadband (17Mbps download, 1Mbps upload)

* Superfast broadband (80Mbps download, 20Mbps upload)

* Ultrafast broadband (1800Mbps download, 220Mbps upload)

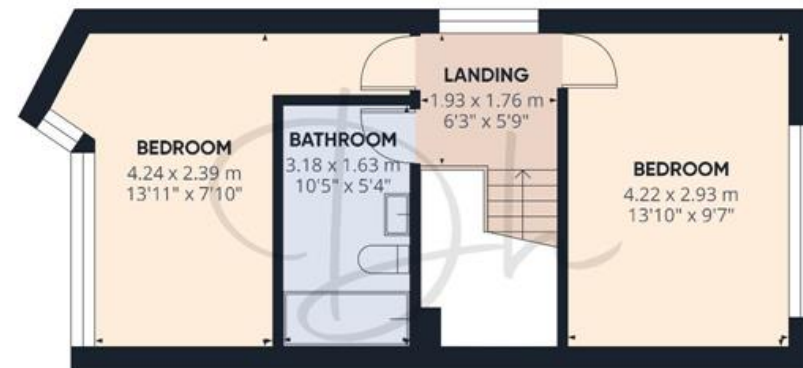
- Networks in area - Openreach, Virgin Media



Ground floor



Floor 1



Floor 2



Approximate total area^m

115 m²

1238 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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