



SUMMARY

Beautifully Presented Second Floor Apartment | Offered with No Onward Chain | Sea Views from Reception Room & Bedroom Two | Generous Sitting/Dining Room | Principal Bedroom with Built-In Wardrobes | Stylish Modern Shower Room | Attractive Communal Gardens | Residents' Parking

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Address: Asheldon Manor, Middle Warberry Road, Torquay, TQ1 1RN

Property type: Apartment

Tenure: Share of Freehold

Council tax band: B

EPC: C

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Parking: ✓

Garden: ✓



DESCRIPTION

Set on the second floor of an attractive building along a sought-after tree-lined road, this beautifully presented two-bedroom apartment is offered to the market with no onward chain.

The property enjoys delightful sea views from the reception room and second bedroom, together with further outlooks across the impeccably maintained communal gardens, creating a bright and appealing coastal setting. Internally, the apartment is well presented throughout and offers well-balanced accommodation suited to a range of buyers.

Further benefits include resident parking available on a first-come, first-served basis, in addition to unrestricted on-road parking on Middle Warberry Road.

Council Tax Band: B (Torbay Council)

Tenure: Share of Freehold (158 years)

Service Charge: £140.54 per month

The property is held on a lease with approximately 199 years remaining from 24 June 1985. A service charge of £140.54 per annum is payable, subject to annual review.

Parking options: Residents

Garden details: Communal Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, FTTC

Broadband options available at the property include:

* Standard broadband (11Mbps download, 1Mbps upload).

* Superfast broadband (30Mbps download, 6Mbps upload).

* Ultrafast broadband (not available).

- Networks in the area: Openreach

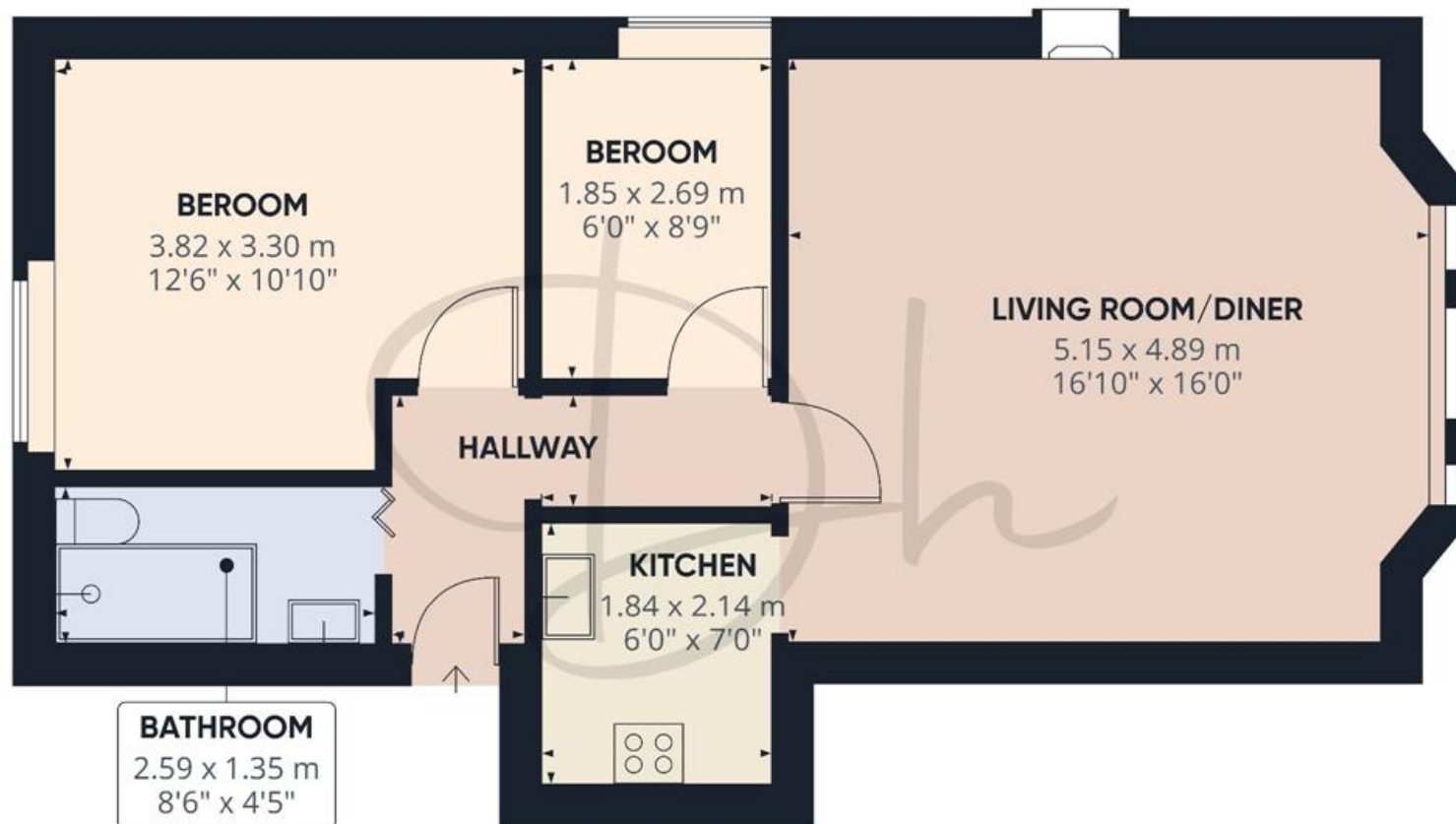
Entrance: Accessed via an external staircase, the property is entered through a well-presented communal hallway, thoughtfully decorated and enhanced by natural light filtering through attractive stained-glass windows. A staircase rises to the upper floor, where the apartment's private front door opens into a welcoming entrance hall. Well maintained and neatly presented, the hallway provides access to all principal rooms and is fitted with a wall-mounted central heating radiator and thermostat.

Living & Dining Framed by Sea Views: The sitting/dining room is a generously proportioned principal reception space, enjoying an abundance of natural light through three sea-facing double glazed windows, which also offer attractive views across the surrounding area and the communal grounds below. Offering ample space for both seating and dining arrangements, the room is well suited to everyday living and entertaining. A feature fireplace with open grate provides an attractive focal point, while two central heating radiators ensure comfort throughout.

Kitchen: The kitchen is fitted with a range of illuminated wall units and base units with roll-edge work surfaces and tiled splashbacks. An inset single bowl sink and drainer with mixer tap is set beneath the worktop, while there is provision for a cooker, fridge freezer and washing machine.

Bedrooms & Shower Room: The apartment offers two well-proportioned bedrooms, with the principal bedroom being a particularly generous double. This room benefits from a double glazed window to the front aspect, allowing for excellent natural light, together with a central heating radiator. Built-in wardrobes extend along one wall and incorporate hanging space and a recessed dressing area, providing plentiful storage. The second bedroom is a smaller double, enjoying attractive sea views through a double glazed window and also featuring a wall-mounted central heating radiator. Serving the property is a stylish modern shower room, fitted with a walk-in double shower with rainfall shower head and separate handheld attachment, a concealed cistern WC, and a contemporary vanity unit with inset wash hand basin and drawers beneath. The room is further enhanced by tiled walls, including a decorative feature tiled wall, tiled flooring, and a wall-mounted heated towel rail.

Communal Grounds: The communal gardens to the rear are a particularly attractive feature of the property, comprising extensive areas of well-maintained lawn bordered by a colourful variety of flowers, shrubs, mature trees and palms, which together create a wonderfully exotic feel. A combination of shingled and stone-cobbled pathways meander through the grounds, adding to the charm and accessibility of this delightful outdoor space. Residents' parking is located to the front of the building, while the surrounding tree-lined road offers ample parking for visitors and guests.



Approximate total area^m

56 m²

603 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.

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DANIEL HOBBIN
Estate Agents

01803 921 456 | info@danielhobbin.uk | www.danielhobbin.uk

Company Registration Number: 13729245

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Registered Office: 37 Torwood Street, Torquay, TQ1 1ED

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