



**STAGS**

28 Lucerne Lower Warberry Road, Torquay, Devon TQ1  
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A recently refurbished 4th floor apartment with a garage & lovely sea and open views over the surrounding area

Exeter 23 miles Totnes 10 miles Dartmouth 11 Miles

• Recently refurbished • Far reaching views over Torbay and of the sea • Garage • Communal garden • Lift in the building • Dual aspect living room • Council Tax Band: B • Tenant fees apply

**£750 Per Calendar Month**

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## DESCRIPTION

A recently refurbished 4th floor apartment with a garage & lovely sea and open views over the surrounding area. Offering 1 double bedroom, living room/diner, modern kitchen, modern shower room and large storage cupboard. Communal gardens. Tenant fees apply.

## ACCOMMODATION

**COMMUNAL ENTRANCE:** A communal main entrance with a security entry phone system leads to the ground floor entrance hall. A lift or stairs lead up to the fourth floor landing. Entrance door with a security spy hole opens to the flat.

**ENTRANCE HALL:** with the entry phone hand set. Door to a walk-in cupboard. **LIVING ROOM / DINER:** a dual aspect room, featuring full width double glazed window, giving superb views over the lovely gardens and across the surrounding area, with sea views over the bay and coastline towards Paignton and Brixham. Additional double glazed side window again offering lovely views of the sea and surrounding area. Opening into the kitchen area. Electric panel heater. **KITCHEN:** An L shaped room fitted with modern base and wall units in a grey 'shaker' style with a roll top work surfaces and an inset stainless steel sink unit. Larder style cupboard. Electric cooker with a cooker hood over. Space for a fridge/freezer. Integrated slimline dishwasher. **BEDROOM:** Featuring a large double glazed window giving superb views over the lovely gardens and across the surrounding area with sea views over the bay and coastline towards Paignton and Brixham. Large built in double wardrobe with a hanging rail and shelving. **SHOWER ROOM:** Comprising of a white suite of a large double walk-in shower with glass shower screen and electric shower unit over, pedestal wash basin with vanity unit and low level WC.

## OUTSIDE

**GARAGE:** A single garage labelled number 11. Visitor spaces also available.

**COMMUNAL GARDENS & SERVICES:** On the ground floor is a communal laundry room. Lucerne stands in large, beautifully maintained gardens and grounds with large lawn areas, shrubs, trees, palms and flower beds.

## SERVICES

Mains electric, water and drainage. Council tax band B: Torbay District Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR. Tel: 01803 201 201. E-mail: fss@torbay.gov.uk

## SITUATION

Torquay is one of three beautiful towns forming the

sheltered Tor Bay and is renowned for the warm climate, clear bathing waters and clean air. The local beaches form a golden arc around the bay with shingle coves scattered nearby.

The town provides a wonderful quality of life for its residents with excellent shopping, waterside restaurants, a theatre and bars. Internationally renowned water sports are held in the sheltered bay, with the marina providing excellent mooring facilities for luxury yachts and motor cruisers. The area provides many scenic walks along south Devon's coastal footpaths, with local golf courses also nearby.

## DIRECTIONS

From the Stags office and by car (NB: there are a number of quicker ways to walk from this property to the harbour and town centre restaurants), proceed along the Strand to the clock tower known as the Mallock Memorial. Turn left at the island and proceed up Torwood Street which merges into Babbacombe Road, take the seventh turning on your left into Lower Warberry Road, follow this until the left hand bend and the entrance can be found on the left hand side.

## LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished. RENT: £750.00 pcm exclusive of all charges. Sorry no pets or children. DEPOSIT: £865.00 Returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

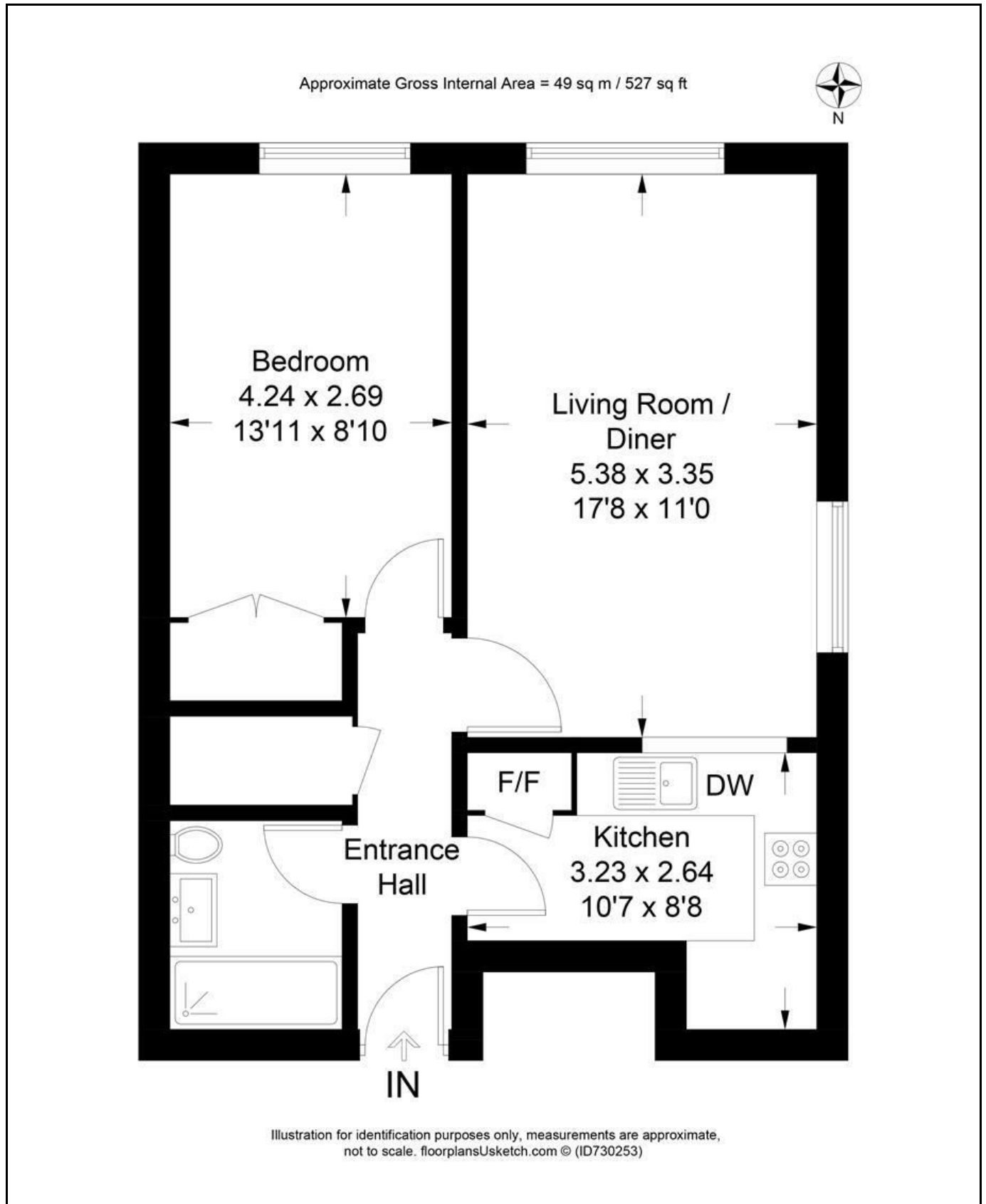
## HOLDING DEPOSIT & TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

## TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.





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