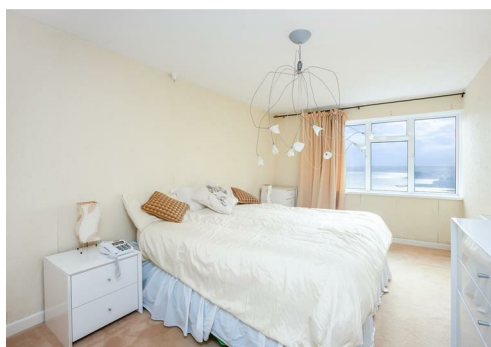




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Flat 7 Cumberland House



Dartmouth 10 miles Totnes 10 miles Exeter  
21 miles

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## A spacious three bedroom apartment with exceptional coastal views over the Bay.

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- Three Bedrooms
- Far Reaching Stunning Coastal Views
- Walking Distance to Seafront and Harbour
- Spacious Sitting Room
- Kitchen
- Bathroom
- Leasehold
- Service Charge £1,400
- 999 Year Lease from 2012
- Council Tax Band C

Offers In Excess Of  
£250,000

### SITUATION AND DESCRIPTION

7 Cumberland House is a well appointed 3 bedroom apartment located on Warren Road in a commanding elevated position on one of Torquay's seven hills, with views over the glistening waters of Tor Bay and the surrounding coastline, on the picturesque South Devon coast.

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 town centre and main seafront are both equally a short stroll away providing 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 also being close by 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. A short distance to the north you will find the magnificent Dartmoor National Park.

### ACCOMMODATION

A fabulous communal reception area with decoratively tiled flooring and original winding staircase leads up to the apartment found on the top floor, where the ceiling is complemented with ornate cornicing and feature chandelier. The front door of the apartment leads to a spacious hallway which serves all of the accommodation. At the near end, the spacious sitting room has a large picture window where the exceptional views can be enjoyed from this terrific position. A single glass door leads out to the balcony. This light and airy room is well appointed with space for large sitting room furniture and a dining table with chairs. The kitchen with the same views as the sitting room, has a range of wall and floor mounted units with a stainless steel sink with mixer tap over, electric oven, gas hob

with extractor over, integrated fridge, space for dishwasher and washing machine along with a small serving hatch into the sitting room and a useful built-in breakfast table to take in the view. The bathroom comprises of a white suite with a bath with shower over, WC, wash hand basin with storage cupboards below, radiator and window with sea views. The principal bedroom is a spacious double bedroom with marvellous views out to sea and plentiful space for wardrobes and freestanding furniture. Bedroom two is a sizeable double bedroom with front elevation views. Bedroom three is a single room with front aspect views. The hallway also benefits from two useful storage cupboards along with a third cupboard housing the gas-fired boiler. The apartment benefits from double glazing throughout.

### OUTSIDE

The balcony off the sitting room, with space for table and chairs, provides a wonderful place to sit or dine and enjoy the spectacular panoramic sea views. There are attractive communal gardens laid to lawn with an abundance of tropical plants and ornamental shrubs.

### SERVICES

Mains gas, electricity, water & drainage. Intercom door entry system.

### TENURE

Leasehold 999 years from 2012

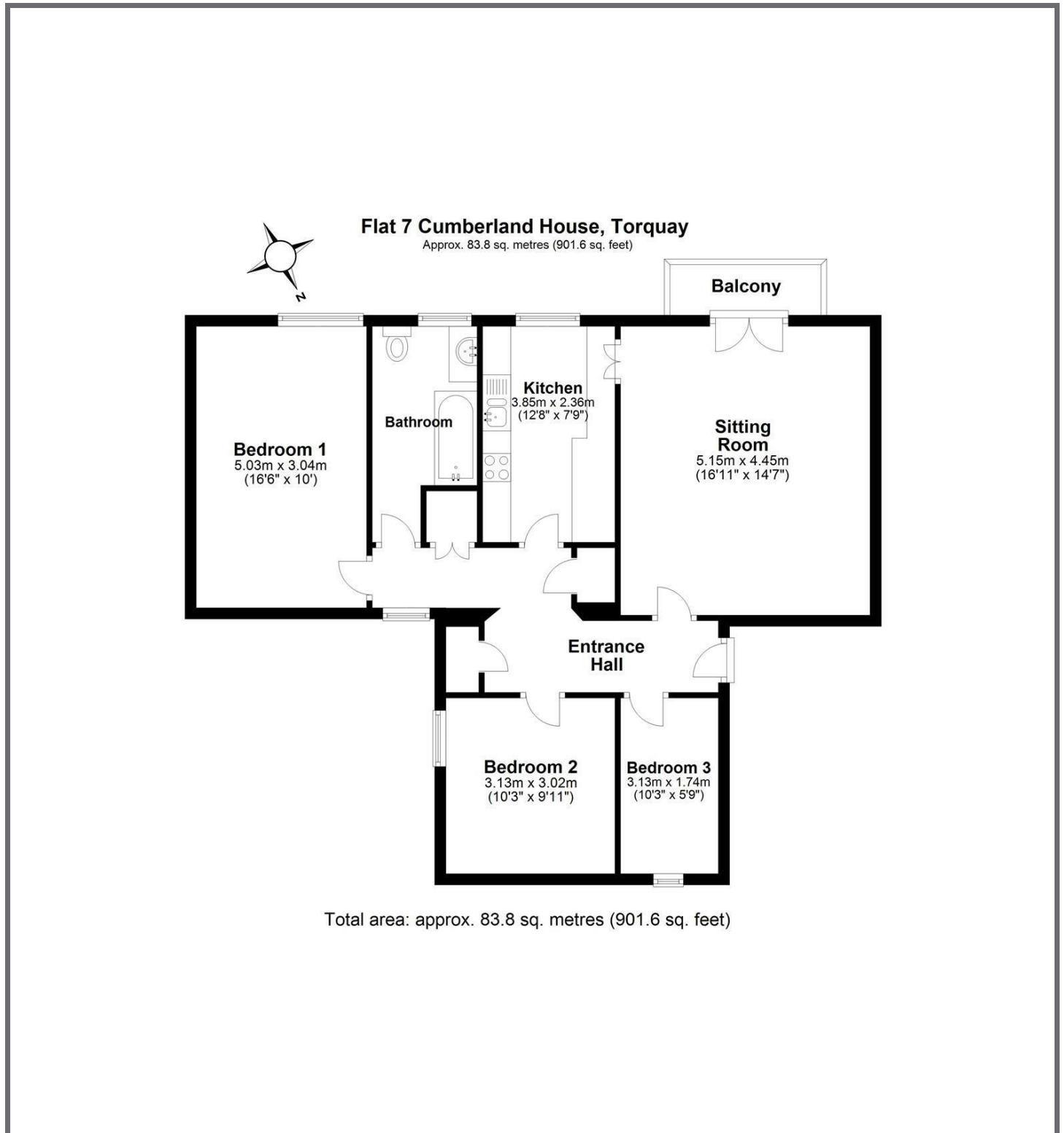
### VIEWING

Strictly by prior appointment with Stags on 01803 200160

### DIRECTIONS

From Stags Torquay office proceed along the Torbay Road (B3199) past the Princess Theatre and at the traffic lights turn sharp right (almost back on yourself) onto Shedden Hill Road, climb the hill and take the first right into Warren Road, where you will find Cumberland House situated on the right hand side.





These particulars are a guide only and should not be relied upon for any purpose.

6 Vaughan Parade, Torquay, TQ2 5EG



Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		77
69-80	C		
55-68	D	50	
39-54	E		
21-38	F		
1-20	G		

Net energy consumed - higher savings costs

England & Wales EU Directive 2002/91/EC

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