



Flat 18, Manor Glade Court Higher  
Warberry Road

£695

**Winfields**  
Sales & Lettings

Flat 18, Manor Glade Court Higher  
Warberry Road

£695



1



1



1



D

**Winfields**  
Sales & Lettings

- Convenient Location
- Private Off Road Parking
- Sea Views
- Close to Local Shops and Church

#### **Kitchen**

The kitchen features a range of wall and base units with rolled-edge work surfaces and tiled splashbacks. It includes a fitted oven and hob with a stainless steel extractor hood above. There is space for a fridge/freezer and plumbing for a washing machine. A single drainer sink with mixer tap is positioned beneath a worktop, complemented by downlighters and a tiled floor for a clean, modern finish.

#### **Bathroom**

Fitted with a coloured suite comprising a bath with electric shower over, wash hand basin with mirror above, and a low-level WC. Additional features include an extractor fan, wall-mounted heater, and part-tiled walls.

#### **Bedroom**

The bedroom includes a UPVC double glazed window to the side of the property, allowing natural light into the room. It also benefits from a TV point for added convenience.

#### **Living room**

The room features high ceilings and a large UPVC double glazed bay window offering open views across the Warberries with glimpses of the sea in the distance. A night storage heater provides warmth, and there is a high-level storage cupboard for added practicality





## FLOOR PLAN & E.P.C.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC 

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

**England & Wales**

EU Directive  
2002/91/EC 

PAIGNTON  
(01803) 320969

345 aTorquay Road, Preston  
Paignton, Devon TQ3 2EP

[www.winfieldsgroup.co.uk](http://www.winfieldsgroup.co.uk)

EXETER  
(01392) 984126

Highewr Huxham,  
Exeter, EX1 2HF

BRISTOL  
(0117) 287 2199

13 Harbury Road, Bristol,  
BS9 4PN



**Winfields**  
Sales & Lettings