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## 1 Warberry Road West, Torquay TQ1 1NT

GUIDE PRICE **£120,000+**\*

VACANT RESIDENTIAL

### Description

A vacant five bedroom, three storey, end of terrace property requiring refurbishment throughout with accommodation currently comprising two reception rooms, kitchen, bathroom and utility room to the ground floor, three bedrooms and bathroom to the first floor and two further bedrooms on the second floor. The property would lend itself for a variety of uses post works, with the potential for subdivision subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Torbay Council planning department.

### Situated

1 Warberry Road West is situated on the junction to Pembroke Road, in close proximity of Torquay town centre, offering a wide selection of shopping and leisure facilities, educational facilities catering for all age groups, along with the Marina and sandy beaches.

### Ground Floor

Entrance hall, sitting room, dining room, kitchen, rear lobby with bathroom and utility room.

### First Floor

Landing, three bedrooms, bathroom and separate WC.

### Second Floor

Landing, two further bedrooms.

### Outside

Rear gardens requiring formalisation.



### Viewings

Strictly by prior appointment with Miller Countrywide Torquay 01803 291429. General enquiries Countrywide Property Auctions 01395 275691.

### EPC Rating

E

### Council Tax Band

C

### Tenure

Freehold