



THE BUNGALOW, TAPLOW COURT, MIDDLE WARBERRY RD, TQ1 1RN

ASKING PRICE £499,500 FREEHOLD

Pincombe's  
estate agents



### **AN INDIVIDUALLY STYLED 3 BEDROOM DETACHED BUNGALOW, SITUATED CLOSE TO WELLSWOOD SHOPS & MEADFOOT BEACH**

**This superbly presented Bungalow is tucked away in a unique position off Middle Warberry Road and is offered for sale Chain Free. The home boasts a light and open ambience, complimented with decor in elegant neutral colour tones and doors from the principal rooms opening out to the garden areas.**

**The accommodation comprises Hallway with 2 useful and good size storage cupboards, Sitting Room, Kitchen/Breakfast room leading through to Dining Room, all with solid oak flooring, Master Bedroom with En-Suite Bathroom, 2 further Double Bedrooms and a Shower Room. Outside, there is a private parking area for several cars, with lawns and paved patio to the front, and to the rear a 38' x 23' level garden terrace and Summerhouse.**

**The Bungalow is conveniently situated for the local shopping parade at Wellswood offering a diverse choice of amenities including deli, café, florist, restaurant, hairdressers, barbers, co-operative and post office. Meadfoot Beach which is popular with swimmers and paddle boarders alike, with easy access to the scenic South West Coastal Path and open greenspace of Ilsham Valley are all within easy access. Torquay Harbourside and Marina are 5 minutes away with a choice of restaurants and cafes to enjoy, water and leisure pursuits, the beautifully maintained Princess Gardens adjacent to the sea front promenade, and the landscaped Royal Terrace Gardens with delightful panoramic views across the Bay.**

**The Accommodation Comprises:**

UPVC door with obscure glazed panels into:

**ENTRANCE PORCH** Obscure glazed window to side overlooking the garden. Wooden multi-paned door opening into:

**HALLWAY** Solid oak flooring. Radiator with floating shelf above. Coved ceiling. 2 Built-in cupboards with shelving and providing ample storage.

**SITTING ROOM 17'9" x 12' (5.41m x 3.65m)** A fabulous light and open living space with views across the front garden. UPVC double glazed window. UPVC French doors opening out to the front garden. Radiator. Coved ceiling. Natural wooden skirting boards. Solid Oak flooring. Through to:

**KITCHEN/BREAKFAST ROOM 17'9" x 9'11" (5.41m x 3.02m)** A quality fitted Kitchen with a range of cream gloss units including pull-out larder, deep pan drawers and storage cupboards. Matching range of eye-level units with undercabinet lighting. Contrasting black granite style worktops, extending to form a breakfast bar, with space for stools under. Lamona 1 ½ sink, drainer unit and mixer tap with flexible hose. Integrated appliances including a washer/dryer and Neff dishwasher. Space for American style fridge. Halogen hob with stainless steel and glass extractor hood above. Built-in double oven and microwave. Cupboard housing the Alpha gas boiler. Solid oak flooring. Through to:



**DINING ROOM 16'2" x 13' (4.94m x 3.97m)** 2 Large velux roof windows. Radiator. Inset spotlights. 5 UPVC bi-fold doors opening out onto the rear Terrace. Natural wooden skirting boards.

**MASTER BEDROOM 14'3" x 12'6" (4.35m x 3.81m)** UPVC patio doors opening out onto the Terrace. Adjoining side panel and double glazed window to side. Natural wooden skirting board. Radiator.

**EN-SUITE BATHROOM** Suite comprising panelled bath with fully tiled surrounds, separate walk-in shower cubicle with shower and glazed sliding doors. Pedestal wash basin with tiled splashback. Low level W.C. Inset spotlights. Chrome heated towel rail.

**BEDROOM 2 13'10" x 12" (4.22m x 3.66m)** UPVC double glazed window to front, with a pleasant outlook over the garden. Radiator. Coved ceiling.

**BEDROOM 3 12' x 12' (3.66m x 3.66m)** UPVC double glazed window to rear overlooking the terrace. Radiator. Coved ceiling.

**SHOWER ROOM** Comprising a double size fully tiled shower cubicle with Mira shower and glazed sliding door, pedestal wash basin and low-level W.C. Chrome heated towel rail. Part tiled walls. Coved ceiling. UPVC obscure glazed window to rear.



**OUTSIDE** The property is approached via a shared driveway leading to a 5-bar wooden gate opening into: A **PRIVATE PARKING AREA** which is enclosed by established shrubs and trees. A central pathway is flanked on either side by lawned gardens which are surrounded by flower borders, plants, and trees. A level patio terrace with circular paved feature provides space to sit and enjoy the surroundings. Outside lighting. A pathway continues around the side of the property with a wooden door allowing access to the rear.



The rear garden comprises of a substantial **TERRACE** measuring **38' x 23' (11.5m x 7m)** paved with Indian sandstone tiles. The terrace is bordered by a low, white-washed wall and raised borders planted with a variety of shrubs and established trees. With ample space for garden furniture, the terrace is an ideal area for alfresco dining and entertaining.

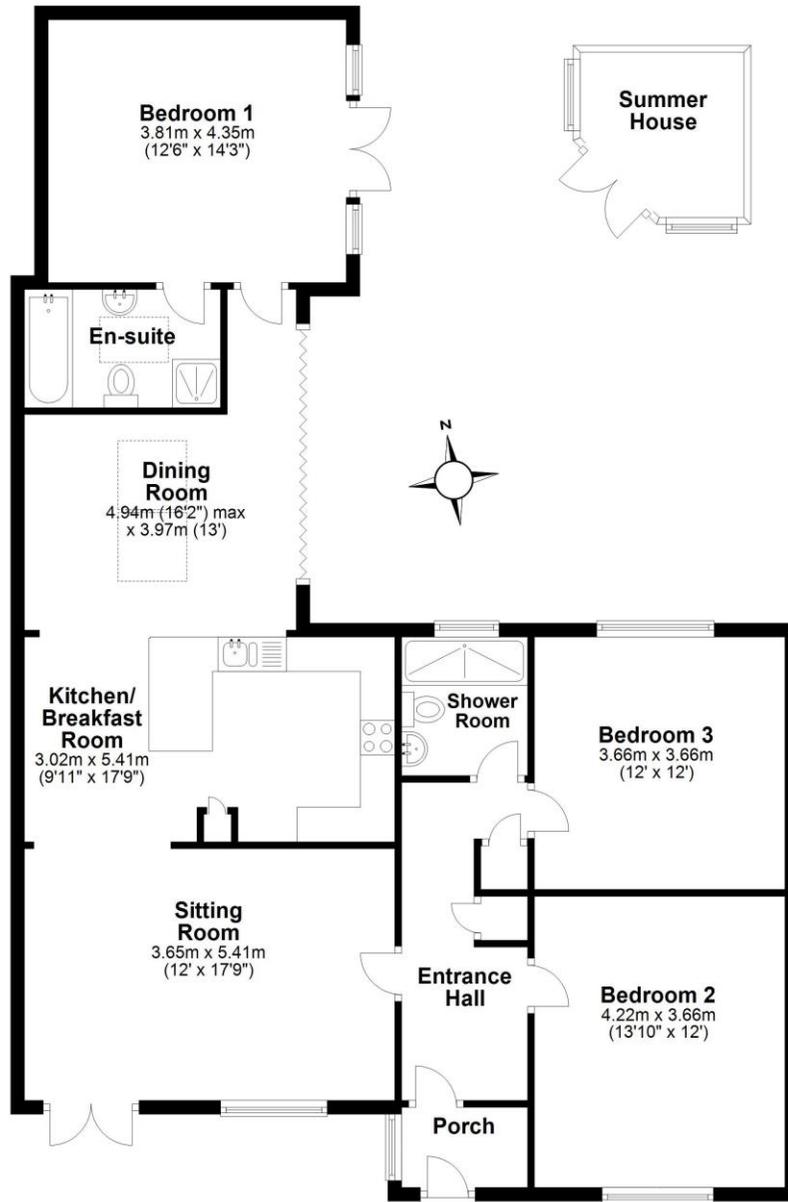
Also included in the sale is a large **SUMMERHOUSE** with multipaned windows and double opening doors.



**TENURE - FREEHOLD**  
**COUNCIL TAX BAND - D**

# The Bungalow, Taplow Court, Torquay

Approx. 118.9 sq. metres (1280.3 sq. feet)



Total area: approx. 118.9 sq. metres (1280.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		