



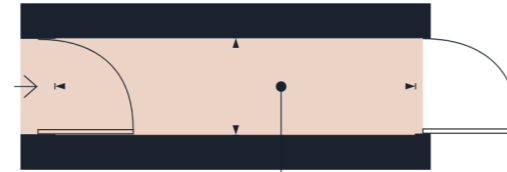
**Ridgewater**

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**2 Bedroom Apartment for Sale in Babbacombe, Torquay**

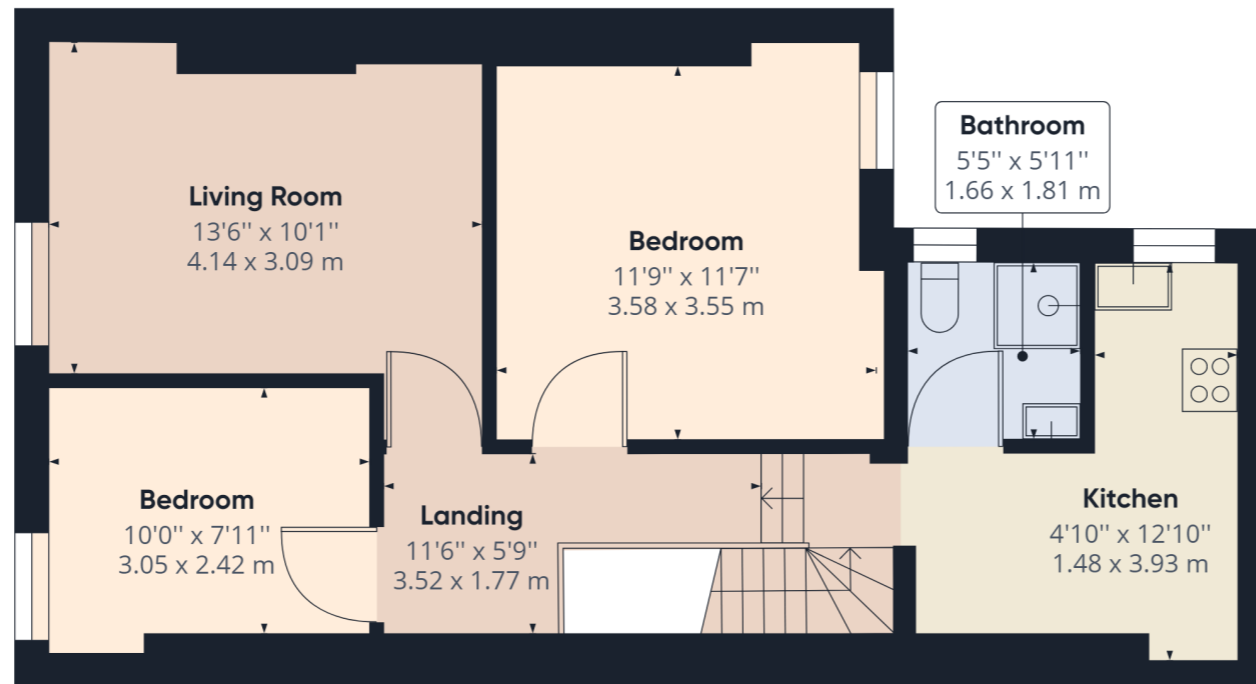
£172,000

# FLOOR PLAN



**Hallway**  
11'5" x 3'4"  
3.49 x 1.02 m

Ground Floor Building 1



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

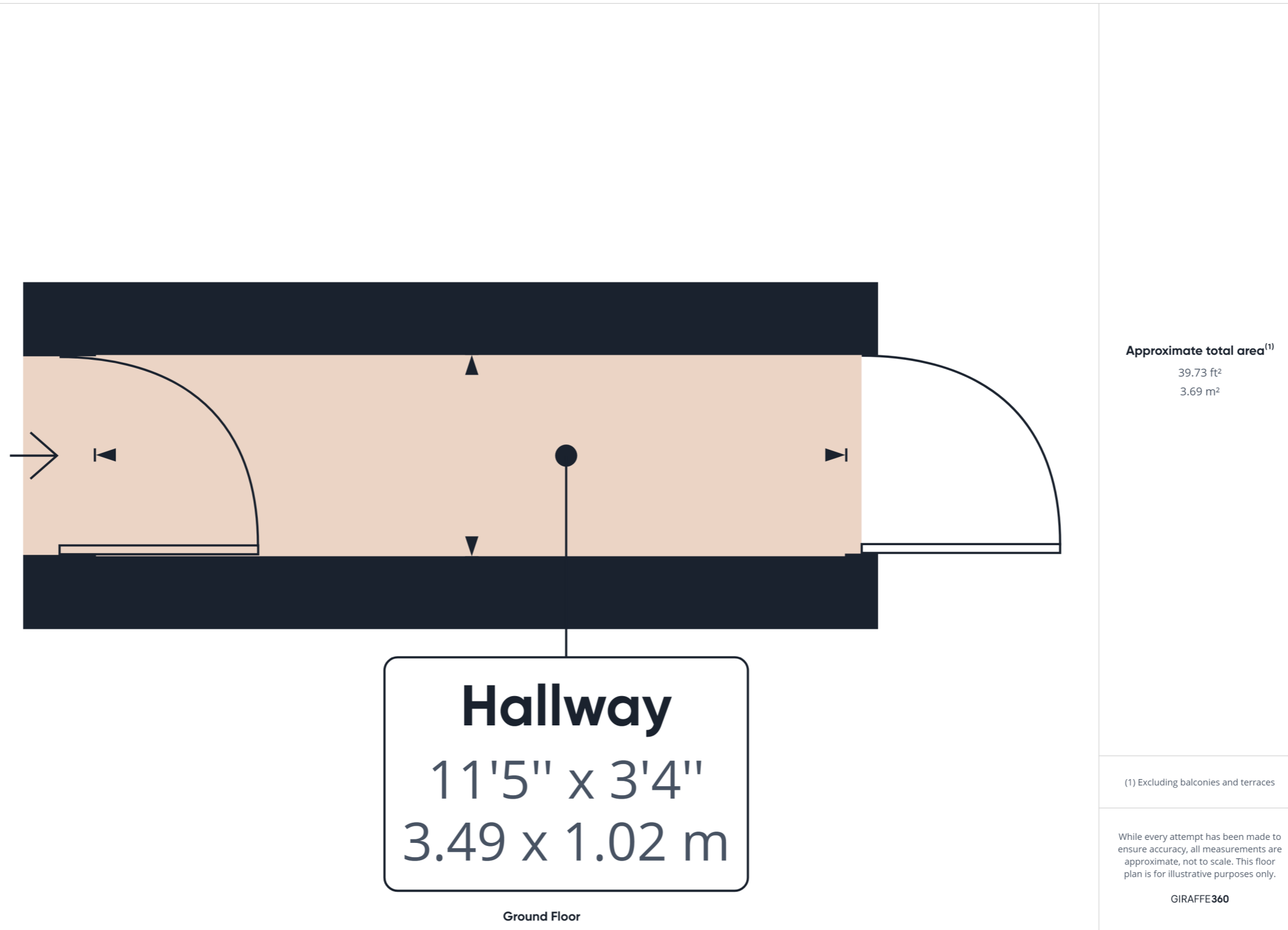
585.38 ft<sup>2</sup>  
54.38 m<sup>2</sup>

(1) Excluding balconies and terraces

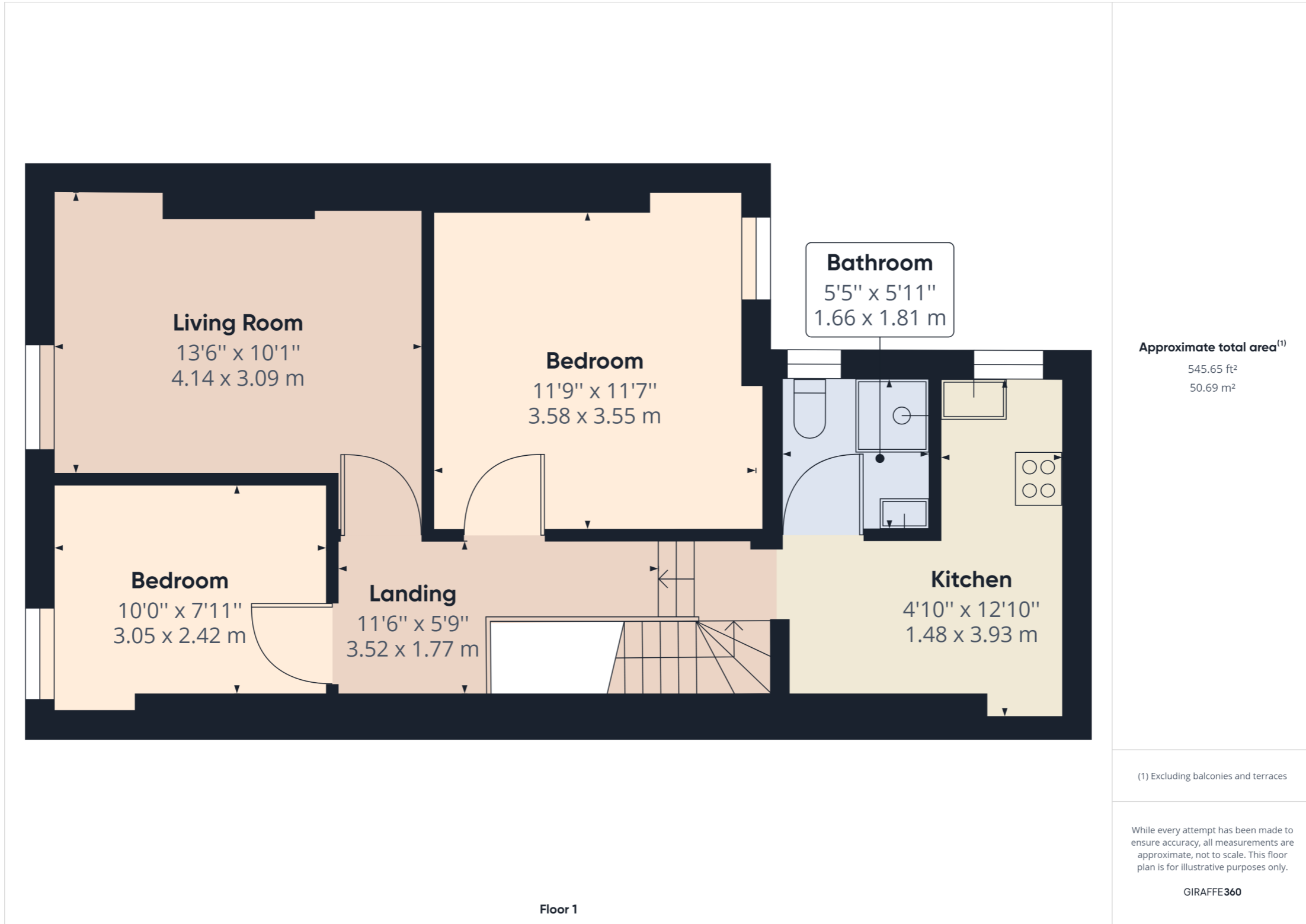
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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# FLOOR PLAN



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# DESCRIPTION

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Situated in the heart of Babbacombe this spacious, self contained first floor flat enjoys a level position within approximately 200 yards of the Babbacombe Downs and Sea Front, with easy access to several local beaches. The open spaces of Cary Park with its bowling green and tennis courts are located just around the corner, while even closer are a selection of local shops and frequent bus services operating to and from the town centre and other areas.

The flat, which has its own separate front door, has been much improved by the present owner and is presented in excellent decorative order. There is a modern kitchen and shower room, modern electric heating, PVC double and triple glazing and additional wall and loft insulation has been added. Outside is a parking space approached from St Annes Road to the rear.

By virtue of its size and convenient location, the flat is ideal for first time buyers, weekend home, retired persons, or as an investment, and we strongly recommend internal inspection.

## **Accommodation.**

New PVC front door with a double glazed window over opening to the

**Entrance Hall.** Wood effect flooring. Space for coats and shoe storage. Part glazed door opening to the small inner hall and stairs with a handrail leads up to the First Floor. Small rear landing off which are:

**Kitchen/Breakfast Room.** An L-shaped room approximately 12'10" x 4'10" (3.93 x 1.48m) plus the dining area. Fitted with a good range of modern units in a white gloss finish comprising floor base cupboards and drawers with stone effect roll edge worktops and modern white sink unit with a mixer tap. Tiled surrounds. Matching wall cupboards. Hotpoint four ring ceramic hob with an electric oven below and a cooker hood over. Space and plumbing for a washing machine. Space for a fridge/freezer and other appliances. Wood effect flooring. Inset ceiling lights. Access to the loft. Space for a table and chairs. PVC double glazed window to the side.

**Shower Room/WC.** 5'11" x 5'5" (1.81m x 1.66m) Modern white suite comprising a close couple WC, wash basin in a vanity unit with cupboards under and a tiled/mirror tile

splashback. Corner shower cubicle with glazed screens and chrome mixer shower fitting. Extractor fan. Walls finished in marble effect shower wall panels. Vinyl flooring. PVC obscure double glazed window to the side.

**Spacious Main Landing** with a hand rail surround. Picture rail. Stiebel Electron electric heater. Telephone point. Access to the loft space.

**Lounge.** 13'6" x 10'1" (4.14m x 3.09m) PVC triple glazed window to the front. White painted fireplace surround and mantel. Picture rail. Stiebel Electron electric heater. Door recess.

**Bedroom 1.** 11'9" x 11'7" (3.58m x 3.55m) PVC double glazed window to the rear. Picture rail. Stiebel Electron electric heater.

**Bedroom 2.** 10'0" x 7'11" (3.05 x 2.42m) PVC triple glazed window to the front. Picture rail. Stiebel Electron electric heater.

**Outside.** The flat has use of a bin storage area and a **Parking Space** to the rear of the building approached from St Annes Road.

Council Tax Band A £1,488.56 2024/25 (or with Single Person Discount £1,116.42).

Energy Performance Certificate Band F (The current owner has since carried out improvement works to the property since the certificate was issued).

Tenure. Leasehold. 999 years from January 2018. We understand the maintenance and building insurance is arranged on a 'third share' basis.

Consumer Protection from Unfair Trading Regulations 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.



# PHOTOS

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#### **Torquay Office**

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