



**Ridgewater**

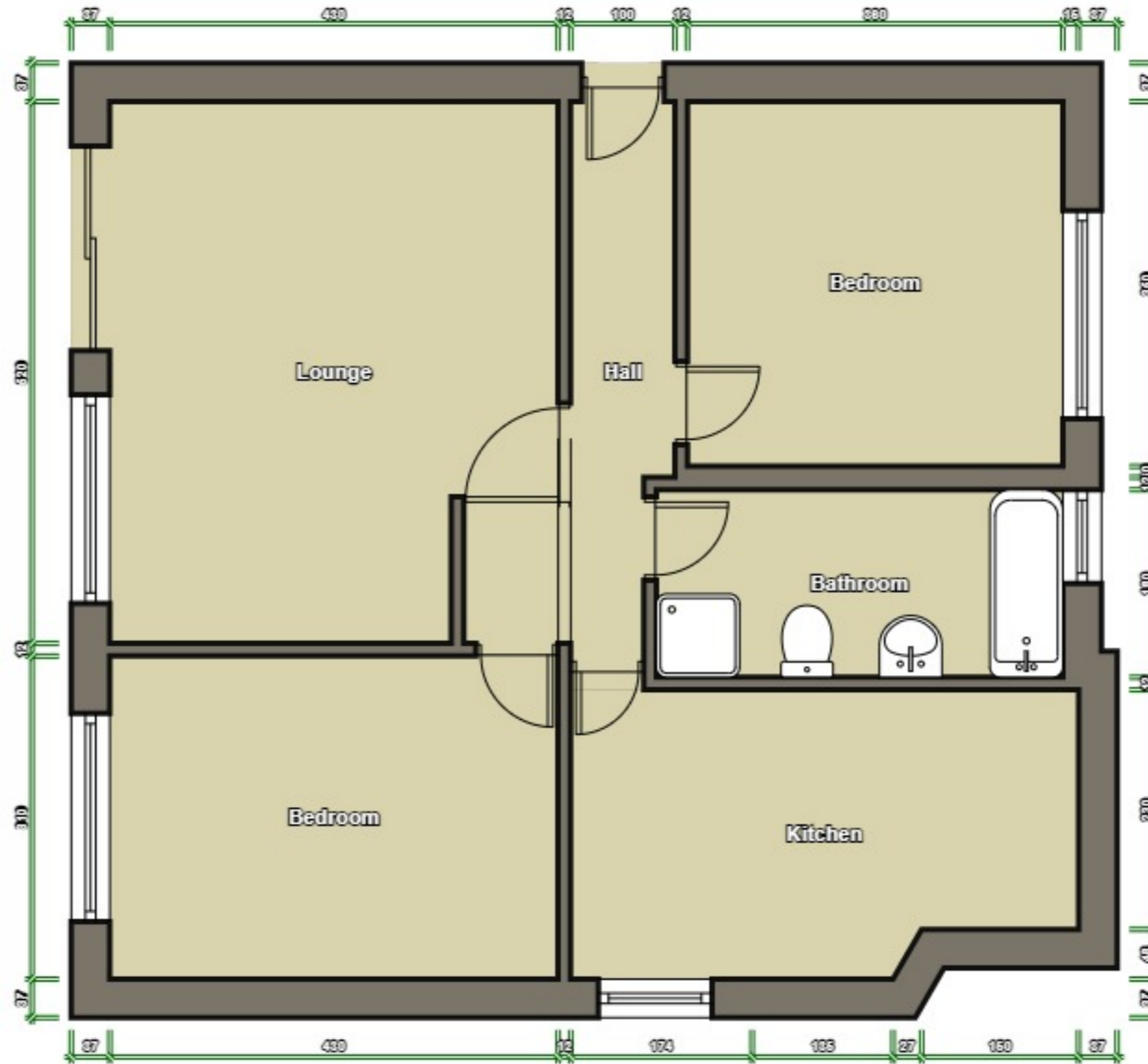
Local • Independent • Experts

**2 Bedroom Bungalow for Sale in Babbacombe Road,**

**Torquay**

**£295,000**

# FLOOR PLAN



# DESCRIPTION

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Ridgewater are delighted to offer this well presented Semi Detached Bungalow well placed for the amenities of Wellswood and Lisburne Square with Torquay Harbour and its shops a little further away. Perfect for a lock up and leave or even a holiday home.

The property offers good sized accommodation on one level and in brief comprises:

- \* 2 Double Bedrooms \*
- \* Lounge \*
- \* Kitchen \*
- \* Bathroom \*
- \* Garden \*
- \* Gas Central Heating \*
- \* Double Glazing \*
- \* On a main bus route \*

The property is accessed via a flight of stairs from the parking space at the front of the building, leading to the private entrance to this semi detached bungalow.

Double glazed front door to **Entrance Hall** 1m x 5m. Radiator. Down lighters. Loft hatch to lit roof area/storage space (partly boarded). Laminate flooring. Doors to:

**Lounge** 5.2m x 4.3m Double glazed patio doors to garden. Large double glazed window overlooking garden and second double glazed window to side. Wooden fireplace surround with fitted gas fire. Radiator. Central light fitting.

**Kitchen** 2.3m x 4.3m Fully fitted with modern wall and floor units under roll edge worktop surfaces incorporating stainless steel sink unit, integrated gas oven and hob with extractor over. Space for washing machine, tumble drier and fridge/freezer. Space for small dining table and chairs. Double glazed window to side. Laminate flooring.

**Bedroom** 3.1m x 4.3m Double glazed window looking into rear garden. Radiator.

**Bedroom** 3.5 x 3.6m Dual aspect with double glazed windows to front and side. Radiator.

**Bathroom** Fitted with a white 3 piece suite comprising panelled bath with mains shower over, shower screen, pedestal wash basin and close coupled W.C. Laminate flooring. Part tiled walls. Radiator. Large airing cupboard housing combi boiler and bar heater. Obscure double glazed window.

**Outside** Steps up to lawned garden with space for table and chairs and additional garden furniture. Metal storage shed. External power socket, outside tap to side. **Allocated Parking Space**

All measurements are approximate.

**PHOTOS** - Please note these photos were taken prior to the current occupancy, and are to be used for guidance only.

**EPC - D Council Tax Band - A**

**Tenure - Freehold** subject to a small yearly maintenance charge tbc.



# PHOTOS

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