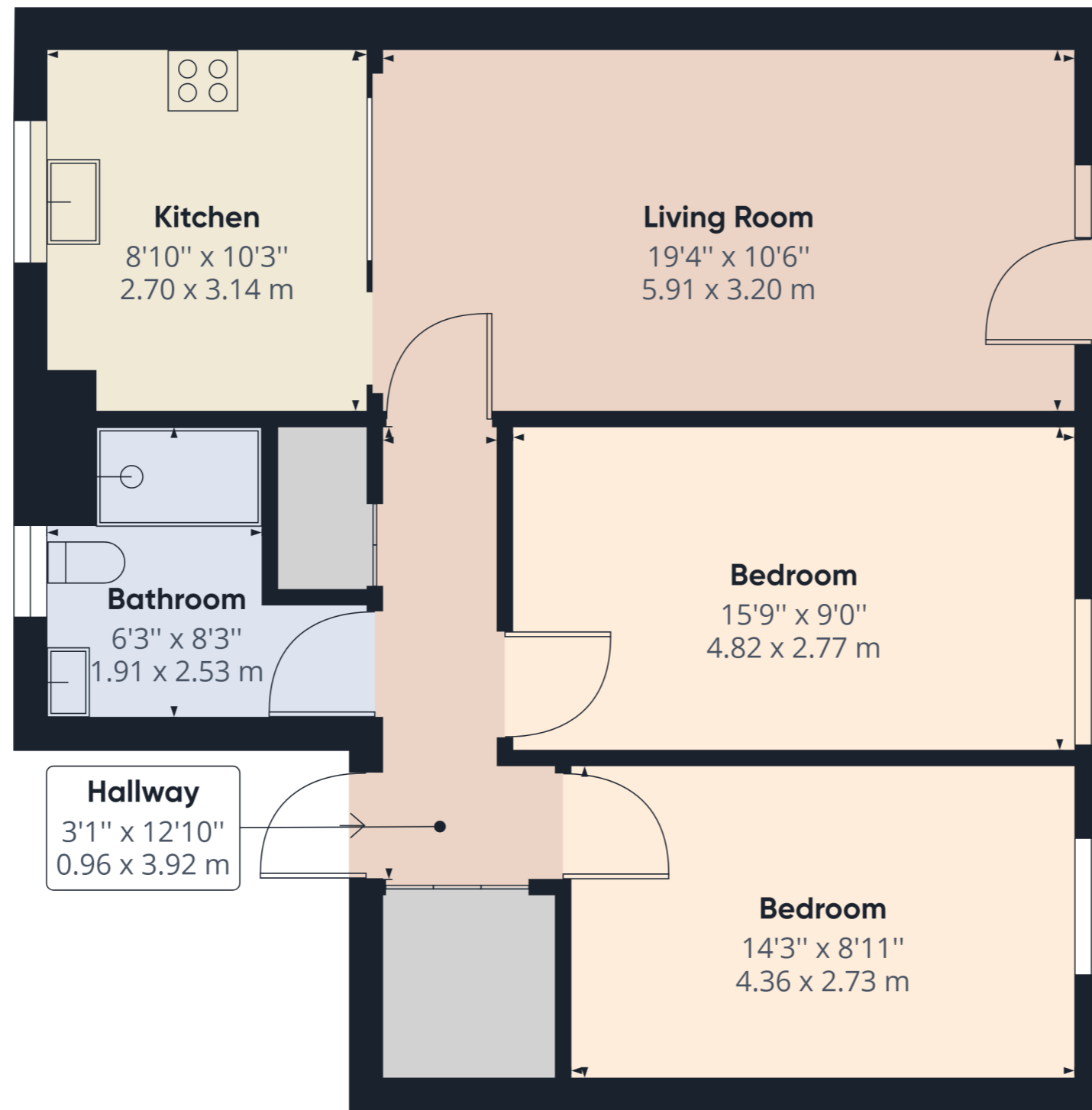


Ridgewater
Local • Independent • Experts

2 Bedroom Flat for Sale in Babbacombe, Torquay
£180,000

FLOOR PLAN



Approximate total area⁽¹⁾
727.26 ft²
67.56 m²

(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.

GIRAFFE360

DESCRIPTION

A spacious ground floor flat in a detached block of twelve purpose built flats situated within walking distance of the shopping facilities of Reddenhill Road and the well known Babbacombe Downs with it's lovely cliff top gardens and fabulous sea and coastal views across Lyme Bay. Also within easy walking distance are the comprehensive local shopping facilities of Babbacombe and St Marychurch, public transport to the main town centre, the open spaces of Cary Park with its bowling green and tennis courts, the golf club at Petitor, numerous churches and a local doctor's surgery.

The flat offers good sized accommodation with gas fired central heating and double glazing. The lounge has patio doors opening onto a tucked away, private patio garden with pleasant outlooks over the lawn garden and surrounding trees and bushes, there are two large double bedrooms, a good sized modern kitchen and a large modern shower room/WC. Outside there are communal gardens and parking areas and an allocated parking space next to the flat. The flat is being sold with the benefit of a newly extended lease.

The flat has it's own front door and enjoys a level approach from the car park with no steps and may suit those with limited mobility needing an easily accessible home.

Accommodation

Covered main entrance with a separate entrance door to

Entrance Hall. Coved ceiling with a ceiling spotlight fitting. Radiator. Built in linen/storage cupboard with shelving. Sliding mirror doors to a large built in storage cupboard with shelving.

Lounge/Dining Room 19'4" x 10'6" (5.91m x 3.20m). Coved ceiling with a spotlight fitting. Two radiators. Featuring a large double glazed patio door and window opening onto the private patio garden with pleasant tree lined outlooks over the communal lawn gardens. Television aerial point. Glazed door to the hall. A wide hatch and a doorway open to the

Kitchen 10'3" x 8'10" (3.14m x 2.70m). Double glazed window to the front. Fitted with a good range of modern units in a white finish comprising floor based cupboards

and drawers with wood effect worktop areas and an inset sink unit with a modern mixer tap. Tiled surrounds. Matching wall cupboards. Cupboard housing the Baxi Duo Tec gas fired boiler supplying central heating and hot water. Neff 4 ring electric hob and Bosch fan assisted electric oven. Space for a fridge/freezer. Plumbing for washing machine. Coved ceiling. Wood effect flooring. Radiator.

Bedroom 1 15'9" x 9'0" (4.88m x 2.74m). Double glazed window giving pleasant treelined outlook over the lawn gardens. Radiator. Coved ceiling.

Bedroom 2 14'3" x 8'11" (4.36m x 2.73m). Double glazed window giving pleasant treelined outlook over the lawn gardens. Radiator. Coved ceiling.

Shower Room/WC 8'3" x 6'3" (2.53m x 1.91m). A good sized room fitted with a modern white suite comprising a pedestal wash basin and a close couple W.C. Large walk in shower cubicle with a glazed screen, chrome shower fitting and shower panelled walls. Part tiled walls. Coved ceiling. Chrome ladder style radiator/towel rail. Obscure double glazed window.

Outside.

Private Paved Patio Garden (approached via the lounge) with a wall, fence and trellis surround and space for potted plants and seating, overlooking the communal lawn gardens.

Communal Gardens and grounds surround the block with a drying area and a dustbin storage area.

Allocated Parking Space adjacent to the flat. Additional visitors parking area.

General.

Tenure. Leasehold. The flat is being sold with the benefit of a newly extended lease 210 years from September 1983. We understand there is no ground rent payable. Service charge approximately £1,700 per annum 2022/23. Water meter fitted. The property is managed by Crown Property Management.

Council Tax Band C £1895.78 (2023/24).

Energy Performance Rating Band C.

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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