



**Ridgewater**

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**4 Bedroom End Terrace House for Sale in Babbacombe,**

**Torquay**

**£285,000**



# FLOOR PLAN



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# DESCRIPTION

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This part stone fronted end terraced house is now a spacious family home, although previous owners have run it in the past as a home and income business. The spacious 3/4 bedroom accommodation is arranged with three upstairs bedrooms and one on the ground floor and there are bathrooms and shower rooms on each level. The house has mostly double glazed windows and gas fired central heating. There are small gardens at the front and rear with off road parking to the side for several vehicles. The large loft space may lend itself for further extension if required, subject to obtaining any necessary consents. The district of Babbacombe offers a range of facilities and amenities including churches, local shops in Reddenhill Road, the open spaces of Cary Park with its tennis courts and bowling green, coastal walks over Walls Hill and the Downs which give access to a choice of beaches. Bus services operate from Babbacombe to Torquay town centre. Together with its neighbouring districts of St. Marychurch, Plainmoor and Wellswood, the area offers schools catering from infants to secondary age groups.

## Accommodation

Solid front door with matching side panels and small coloured glass panes to

**Entrance Porch.** Mat well. Dado rail. Part glazed door to

**L-shaped Hall.** Understairs recess and cupboard. Coved ceiling. Dado rail. Radiator. Wood effect laminate flooring. Stairs to first floor.

**Lounge.** 16' 6" x 15' 6" (5.05m x 4.72m) into deep bay with double glazed windows to the front. Second double glazed window to the side. Ceiling cornice. Picture rail. Radiator. Ornate fireplace with electric coal effect fire, gas point adjacent.

**Dining Room.** 16' 5" x 10' 7" (5.02m x 3.22m) Two double glazed windows to the side. Coved ceiling. Dado rail. Radiator. Arched opening to

**Kitchen.** 15' 2" x 9' " (4.63m x 2.75m) plus doorways. Fitted with an extensive range of wall and floor units having cupboards and drawers under roll edge work top surfaces incorporating one and a half bowl stainless steel sink unit. Bosch dishwasher. Space for other appliances. Coved ceiling with recessed lighting. Part tiled walls. Tiled floor. Corner shelving. Door and window to conservatory.

**Ground Floor Bathroom/WC.** Fitted with a white suite comprising a panelled bath with a Mira Sport electric shower unit. Pedestal wash basin. Tiled walls. Coved ceiling. Double glazed window. Opening through to the WC area with a close couple WC and hand basin. Glow-Worm gas fired boiler. Tiled walls. Double glazed window.

**Ground Floor Bedroom.** 8' 8" X 9' 8" (2.65m X 2.96m). An L-shaped room. Double glazed window to the side. Coved ceiling. Radiator.

**Conservatory.** 14' 9" x 6' 2" (4.49m x 1.88m) Double glazed window to the side with wide cill under, ideal for displays or plants. Double glazed window and door to rear garden. Part tiled walls. Tiled floor. Plumbing for a washing machine. Space for other appliances, table and chairs etc.

Stairs with a balustrade and handrail lead from the hall to the **First Floor.**

**L-shaped Landing** with a double glazed window to the side. Dado rail. Coved ceiling with hatch and retractable ladder to large loft space which is part boarded and has a fluorescent light. There is potential to increase the accommodation by converting this area, subject to obtaining any necessary consents.

**Bedroom 1** 11' 11" x 9' 5" (3.65m x 2.89m) Double glazed windows to front and side. Picture rail. Radiator. Arched opening to Inner Hall with a shelved airing cupboard housing factory lagged hot water cylinder and room for a free standing wardrobe. Door to

**En Suite Bathroom/WC.** White suite comprising panelled bath with hand held shower fitting, close couple W.C., pedestal wash basin. Double glazed window to the front. Radiator. Tiled floor and walls.

**Bedroom 2** 13' 1" x 10' 9" (4.00m x 3.28m) Double glazed window to the rear. Picture rail. Radiator. Wood effect laminate flooring.

**Family Shower Room/WC.** 7' 8" x 5' 7" (2.36m x 1.71m) White suite comprising pedestal wash basin, close couple W.C., corner shower cubicle with Mira electric shower unit. Two double glazed windows. Coved ceiling. Tiled walls. Radiator.

**Bedroom 3** 8' 10" x 6' 10" (2.71m x 2.09m) plus entrance area. Coved ceiling with hatch to rear loft space. Double glazed window to the rear. Radiator. Wood effect

laminated flooring.

**Outside.**

**Front.** Low maintenance garden with border beds planted with shrubs and gravelled area.

**Side. Tarmac Parking Area** with space in tandem for 3/4 cars. N.B. There is pedestrian access right of way over the area for neighbouring properties.

**Rear.** Decked courtyard garden enclosed by walls with wooden fencing over, ideal for potted plants and sitting out. Arched gateway opening to the side driveway.

Council Tax Band C (£1895.78 2023/24)

Energy Performance Rating Band E.

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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