



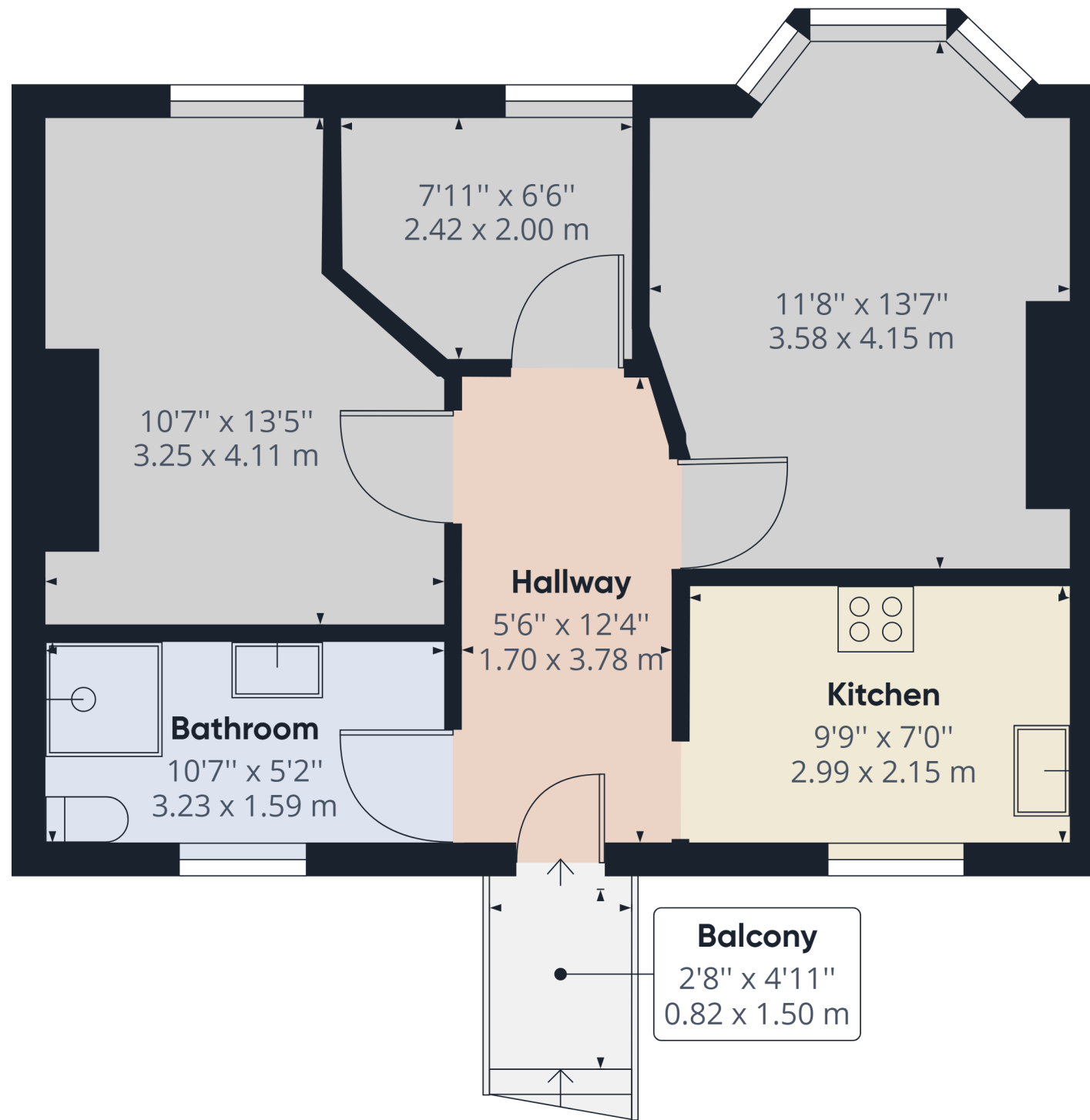
Ridgewater

Local • Independent • Experts

2 Bedroom Flat for Sale in Babbacombe, Torquay

£149,950

FLOOR PLAN



Approximate total area⁽¹⁾
511.82 ft²
47.55 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 flat on the first floor of a double fronted end terraced property comprising just two flats, situated in a level location and conveniently placed for the shops and amenities of Babbacombe and the surrounding area. The flat has its own separate entrance approached from the side and has a parking space and small separate rear garden.

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.

The flat has a separate entrance and is approached from the side lane with the parking space and small garden. A flight of steps lead up to the flat. PVC entrance door with a leaded effect double glazed panel and window over opens to the

Wide Entrance Hall 12'4" x 5'6" (3.78m x 1.70m). Slimline night storage heater. Dado rail. Electricity meter cupboard. Telephone point. Access hatch to the loft space.

Lounge 13'7" x 11'8" (4.15m x 3.58m). Wide PVC double glazed bay window to the front giving views towards Warberry Copse. Modern log effect gas fire. Picture rail. Television aerial point.

Kitchen 9'9" x 7'0" (2.99m x 2.15m). Large PVC double glazed window overlooking the rear gardens. Fitted with a range of modern units comprising floor base cupboards and drawers with roll edge work top areas and tiled surrounds. Matching wall cupboards. Stainless steel sink unit with a mixer tap. Stainless steel four ring gas hob with a cooker hood over and electric oven below. Integrated fridge/freezer. Space and plumbing for a washing machine. Fluorescent light. Corvec Brittony IIA gas fired boiler supplying the hot water.

Bedroom1 13'5" x 10'7" (4.11m x 3.25m). Large PVC double glazed window to the front with views towards Warberry Copse.

Bedroom 2/Study 7'11" x 6'6" (2.42m x 2.00m). Large PVC double glazed window to the front with views towards Warberry Copse.

Large Shower Room/WC 10'7"x 5'2" (3.23m x 1.59m). Large obscure double glazed window to the rear. Fitted with a modern white suite comprising a wash basin set in a vanity unit with cupboards and drawers below and a large mirror with lighting, shelves and a cupboard above. Corner shower cubicle with glazed screens and shelving, mosaic tiled surrounds and a Mira Play electric shower unit. Triple ceiling light. Dimplex fan heater.

Outside. The flat is approached via the lane to the side of the property.

Brick paved **Parking Space** with a large storage cupboard beneath the steps.

Separate Rear Garden enclosed by block and limestone walls with two apple trees.

General. We understand the flat is held on a 999 year lease from 1987 with a ground rent of £5 per annum. We understand the maintenance is shared on an as when basis with the ground floor flat.

Energy Performance Rating Band D.

Council Tax Band A (£1421.83 2023/24).

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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