



Ridgewater

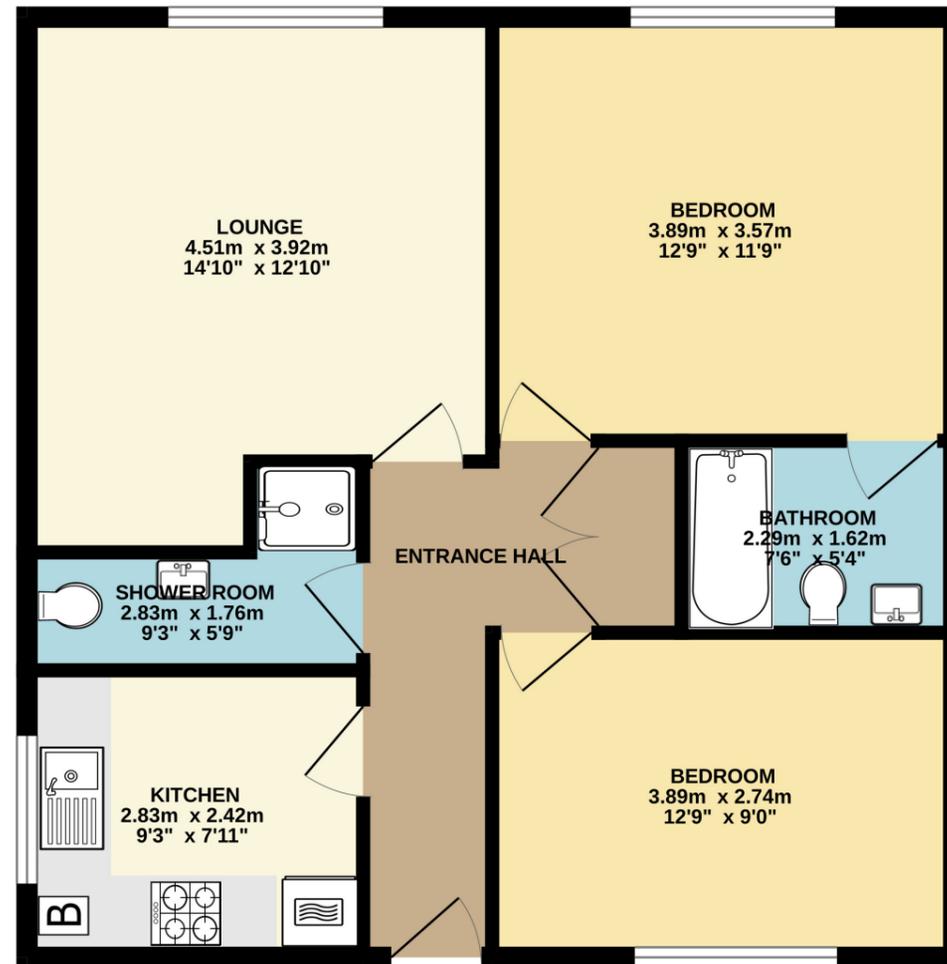
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2 Bedroom Flat for Sale in Cary Park, Babbacombe

£212,000

FLOOR PLAN

ENTRANCE FLOOR
61.9 sq.m. (666 sq.ft.) approx.



TOTAL FLOOR AREA : 61.9 sq.m. (666 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DESCRIPTION

A well presented purpose built top floor flat situated in a convenient location on the corner of Palermo Road and St Albans Road, backing onto and enjoying pleasant tree lined views over the open spaces of Cary Park. Local shopping facilities are located closeby in Reddenhill Road while a doctors surgery, church and bus services are located nearby. The open spaces of Babbacombe Downs with access to local beaches are also within a short walking distance and further shopping facilities are available in the neighbouring St Marychurch and Plainmoor areas.

The flat has the benefit of gas fired central heating and double glazing, a modern kitchen, en suite bathroom to the main bedroom and an additional shower room/WC. Outside are lawn communal gardens with clothes drying and dustbin areas as well as residents car parking to the rear of the building.

Accommodation.

Front door with entry phone system to a communal lobby shared by three flats. Stairs to landing area with a window to the front and leading to flat 10. Obscure PVC double glazed door to

Entrance Hall. Coved and artexed ceiling. Radiator. Entry phone. Wide inner hall with large built in cloaks/storage cupboard with hanging rail. Access to loft space.

Lounge 12'10" x 14'10" (3.92m x 4.51m) into dining alcove. Large double glazed windows giving pleasant tree lined views over Cary Park to the rear. Coved and artexed ceiling. Wall light points. Television aerial point. Double radiator.

Kitchen 9'3" x 7'11" (2.83m x 2.42m). Attractively refitted with a range of modern units comprising floor based cupboards and drawers with roll edge work top areas over and inset stainless steel sink unit having tiled surrounds. Range of matching wall cupboards. Fitted four ring gas hob in a stainless steel effect finish with hood over and fan assisted oven with grill and microwave housing above. Plumbing for washing machine. Integral fridge. Worcester gas fired boiler supplying central heating and hot water. Coved and artexed ceiling. Wood effect laminate flooring. Double glazed window to the side. Space for a small table and chairs.

Bedroom 1 12'9" x 11'9" (3.89m x 3.57m). Double glazed window giving pleasant tree lined views over Cary Park. Coved and artexed ceiling. Double radiator. Door to

En Suite Bathroom/WC. 7'6" X 5'4" (2.29m X 1.62m). Champagne coloured suite comprising panelled bath with tiled surround. Pedestal wash basin with tiled splash back. Close couple WC. Coved and artexed ceiling. Strip light with shaver socket. Extractor fan. Electric fan heater. Radiator.

Bedroom 2 12'9" x 9'0" (3.89m x 2.74m). Double glazed window overlooking the front garden. Coved and artexed ceiling. Double radiator.

Shower Room/WC. 9'3" x 5'9" (2.83m x 1.76m). Modern suite comprising close couple WC. Pedestal washbasin. Tiled shower cubicle with a mixer shower fitting, glazed screen and light. Radiator. Tiled floor and part tiled walls. Coved ceiling with extractor fan. Obscure double glazed window.

Outside. Communal lawn gardens are to the front and side of the building with a drying area and dustbin area. There is a large residents Car Park to the rear of the building.

Tenure Leasehold - Residue of 199 year lease from 1989. The freehold is owned by Compton House Torquay Management Company Limited with each flat owner owning a share in the company. Managing Agents Carrick Johnson. Service charge currently £161.81 per month.

Energy Performance Rating Band C.

Council Tax Band C (£1895.78 2023/4).

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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