



A spacious, semi-detached, Edwardian property with three/four bedrooms, an enclosed rear garden and parking, conveniently located a short distance from Babbacombe Downs, in the seaside town of Torquay

148 Babbacombe Road | Torquay | TQ1 3SY



thoroughly good property agents



PROPERTY TYPE

Semi-Detached House
Freehold



SIZE

1,603 sq ft



LOCATION

Town



AGE

Edwardian 1920s



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

55 (D)



COUNCIL TAX BAND

D



in a nutshell...

- Edwardian Semi-Detached Family Home
- Three/Four Bedrooms
- Spacious Modern Fitted Kitchen
- Living Room with Fireplace
- Separate Dining Room
- Characterful Features Throughout
- Utility/Cloakroom & Bathroom
- Garden & Parking
- Close to Local Beach, Shops, Schools & Amenities





the details...

A spacious, semi-detached, Edwardian property with three/four bedrooms, an enclosed rear garden and parking, conveniently located a short distance from Babbacombe Downs, in the seaside town of Torquay.

Inside, it is beautifully presented with stylish décor throughout, feels warm and welcoming with gas central heating and double-glazing, and it has retained many period features including high ceilings, deep skirting boards, dado rails and bay windows.

The accommodation comprises of, on the ground floor, an entrance porch and hallway with a staircase to the first floor and cupboard beneath, a fabulous living room with a high ceiling, coving and picture rails, a bay window to the front, and a fireplace with a living flame gas fire that makes a lovely focal point for the room, a separate dining room with a beautiful fireplace, cupboards and shelving, perfect for a dinner party or family celebration, a cloakroom/utility with a WC, a worktop with a circular basin and plumbing beneath for white goods, a stunning, modern kitchen with a door to the garden and plenty of elegant solid worktop and cupboard space in hi-gloss, complete with an eye-level fan oven and matching microwave combination oven, an induction hob and an integrated dishwasher, and a snug, with floor space for a large American-style fridge/freezer and seating.

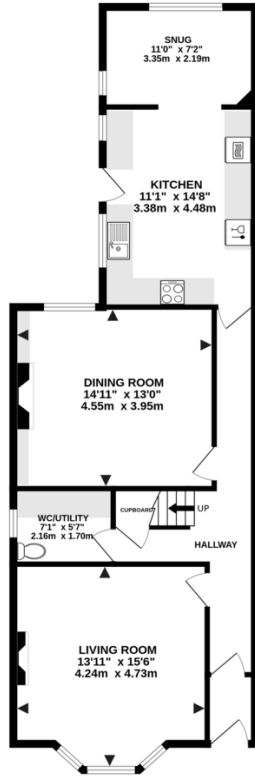
Upstairs, there are three excellent bedrooms, two spacious doubles and a smaller double, one with a bay window to the front, a study, ideal for those working from home, that would also make an additional single bedroom if required, and a family bathroom containing a P-bath with a shower over, a basin and a WC. A hatch in the third bedroom ceiling has a drop-down ladder for ease of access to the loft space which is fully boarded with plenty of storage space.

Outside, the rear garden is a decent size, private and fully enclosed making it child and pet friendly. It has an extensive paved terrace, great for entertaining, be it alfresco dining or a barbecue, bordered by beds of plants, flowers, ornamental trees, a rock wall and fencing. There is a courtyard area beside the kitchen door, and a path along the side of the property with a gate providing alternative access to the front where a driveway provides off-road parking for up to two cars, with more on-road if required.



the floorplan...

GROUND FLOOR
840 sq.ft. (78.0 sq.m.) approx.



1ST FLOOR
764 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA: 1603 sq.ft. (148.9 sq.m.) approx.

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the location...

Torquay is a seaside resort town on the English Channel in Devon, south west England. Known for beaches such as Babbacombe and cliffside Oddicombe, its coastline is nicknamed the English Riviera. Torquay Harbour near the town centre offers shops, cafes and a marina.

Shopping

Late night pint of milk: Tesco Express 0.3 mile
Torquay town centre: 1.7 miles
Supermarket: Lidl 2.4 miles

Relaxing

Beach: Babbacombe Beach 0.5 mile
Walls Hill: 0.3 mile
Torquay Golf Club: 1 mile

Travel

Bus stop: Babbacombe Rd, approx. 72 ft
Train station: Torquay 2.7 miles
Main travel link: A380 3.2 miles
Airport: Exeter 25.5 miles

Schools

All Saints Babbacombe Primary School: 0.8 mile
Warberry Church of England Academy: 1.1 miles
Furrough Cross Pre School: 0.6 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ1 3SY**





Need a more complete picture? Get in touch with your local branch...

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