



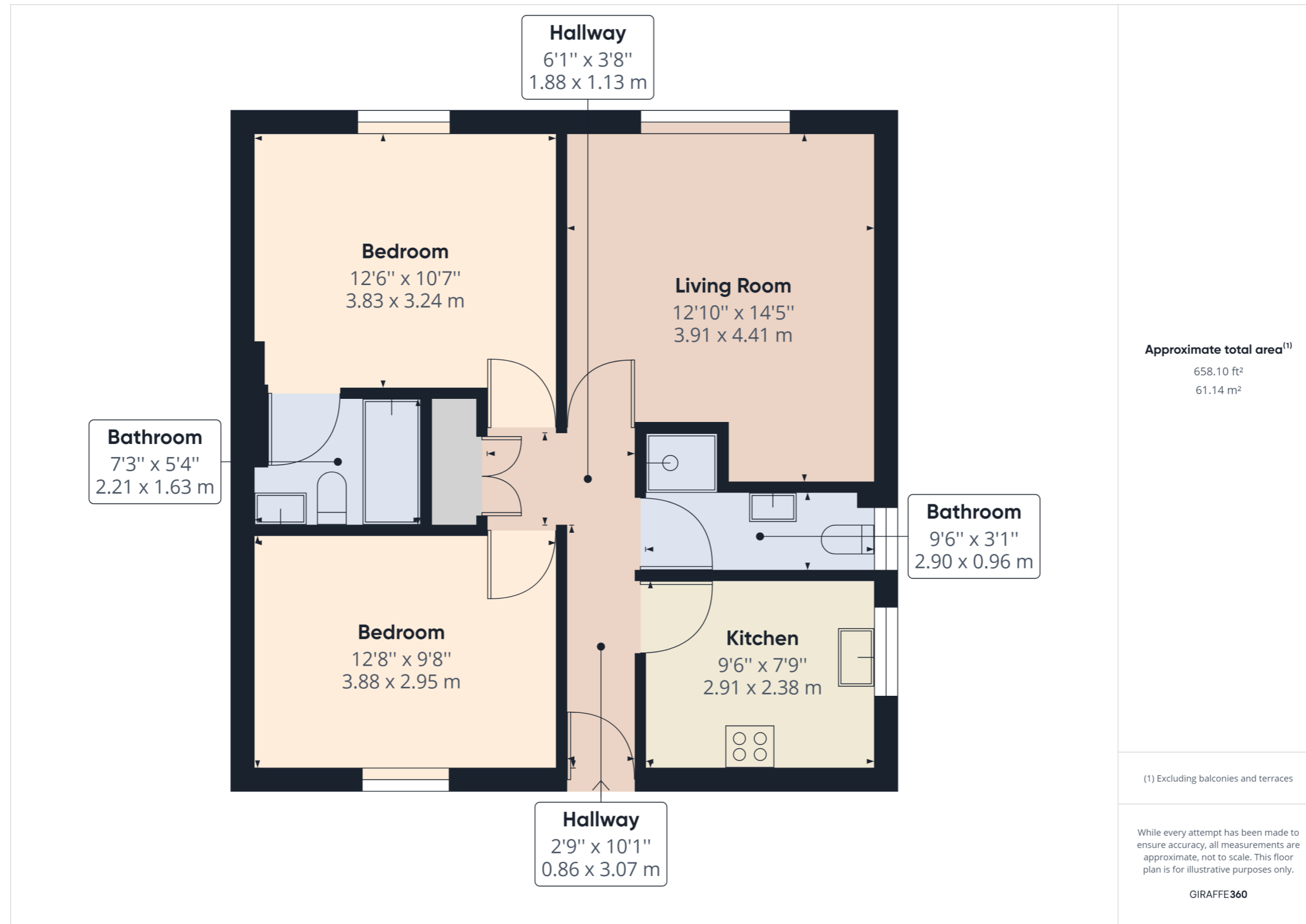
Ridgewater

Local • Independent • Experts

2 Bedroom Flat for Sale in Babbacombe, Torquay

£212,000

FLOOR PLAN



DESCRIPTION

Ideal for retirement with easy access into the building, this well presented purpose built flat is 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 with its tennis courts and bowls club. Local shopping facilities are located close by 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.

Situated at entrance level from the front, there are only a couple of steps leading into the flat. The flat has the benefit of gas fired central heating and double glazing. There is 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. Obscure PVC double glazed door to

Entrance Hall. Coved ceiling. Radiator. Entry phone. Wide inner hall with large built in cloaks/storage cupboard with shelving.

Lounge 12'10" x 14'5" (3.92m x 4.41m) into dining alcove. Large double glazed windows giving pleasant tree lined views over Cary Park to the rear. Coved ceiling. Wall light points. Telephone and television aerial points. Double radiator.

Kitchen 9'6" x 7'9" (2.91m x 2.38m). Fitted with a range of modern units comprising floor based cupboards and drawers with roll edge work top areas over and inset one and a half bowl stainless steel sink unit having mosaic tiled surrounds. Range of matching wall cupboards. Fitted electric hob with a stainless steel effect hood over. Fitted Bosch oven. Plumbing for washing machine. Integral fridge/freezer. Worcester Greenstar gas fired boiler supplying central heating and hot water. Coved ceiling with a spot light fitting. Tile effect flooring. Double glazed window to the side.

Bedroom 1 12'6" x 10'7" (3.83m x 3.24m). Double glazed window giving pleasant tree lined views over Cary Park. Coved ceiling. Double radiator. Door to

En Suite Bathroom/WC. 7'3" X 5'4" (2.21m X 1.63m). Panelled bath with tiled surround. Pedestal wash basin with tiled splash back. Close couple WC. Coved ceiling. Extractor fan. Radiator.

Bedroom 2 12'8" x 9'8" (3.88m x 2.95m). Double glazed window overlooking the front garden. Coved ceiling. Double radiator.

Shower Room/WC. 9'6" x 3'1" (2.90m x 0.96m) plus a recess for the shower cubicle. Close couple WC. Pedestal washbasin with a tiled splash back, mirror, striplight with a shaver socket over. Tiled shower cubicle with a chrome mixer shower fitting, glazed screen and light. Radiator. Coved ceiling. Obscure double glazed window to the side.

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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