

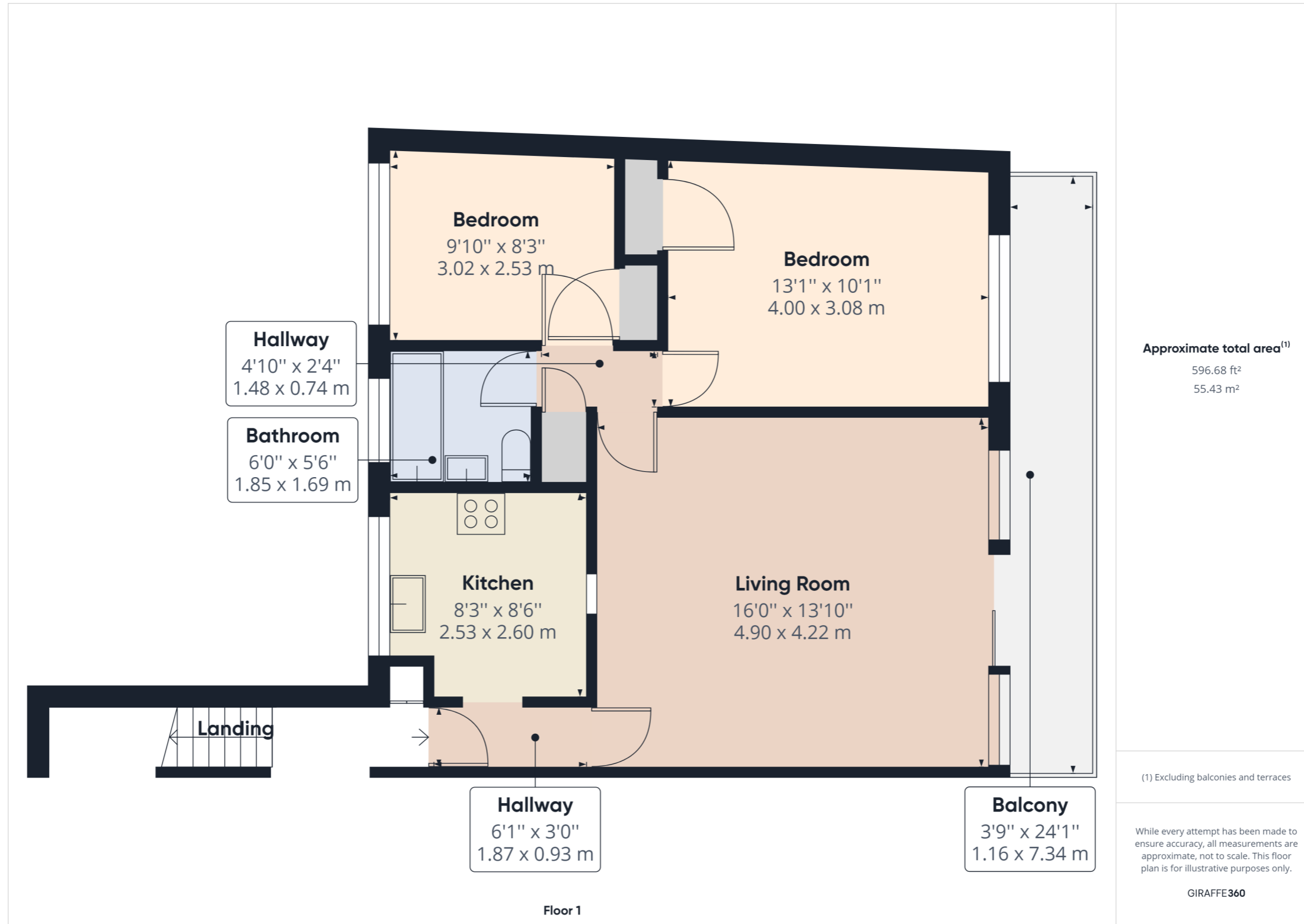


Ridgewater
Local • Independent • Experts

2 Bedroom Flat for Sale in Babbacombe, Torquay

£177,000

FLOOR PLAN



FLOOR PLAN



DESCRIPTION

A purpose built two bedroom flat on the ground floor level, situated in the popular Torbay Park area of Babbacombe and enjoying an open outlook over the surrounding area to Walls Hill and Lyme Bay. The flat is well presented throughout and has a modern fitted kitchen, modern white bathroom suite, gas fired central heating and double glazing. The flat features large windows and a patio door opening onto the full width balcony, whilst beneath the block is an allocated car port and useful store room. The flat is situated towards the end of the cul de sac and can be accessed from either the main entrance at the front of the property or via internal stairs at car port level.

The district of Babbacombe offers a range of facilities and amenities including churches, local shops in Reddenhill Road, the open spaces 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 and Plainmoor, the area offers schools catering from infants to secondary age groups.

Accommodation.

Main entrance door with a security entry phone system. A flight of eight steps leads down to a lobby area. The flat can also be approached via a door and two flights of eight steps from the car port area.

Lobby area with meter/store cupboard. Front replacement fire door with a security spyhole to the

Entrance Hall. Radiator. Wood effect flooring. An arched doorway opens to

Kitchen 8'3" x 8'6" (2.53m x 2.59m). Fitted with a good range modern white units comprising floor based cupboards and drawers under roll edge work top surfaces incorporating circular stainless steel sink unit with drainer and mixer tap. Matching wall cupboards. Glow-Worm gas fired boiler supplying the central heating and hot water. Zanussi fitted four ring electric hob with a Hotpoint oven beneath and a stainless steel extractor hood above. Space and plumbing for a washing machine. Space for a fridge/freezer, Wide double glazed window overlooking the lawn front gardens. Ladder style radiator. Wood effect flooring. Coved ceiling with a modern

spotlight fitting. Part tiled walls. Feature archway looking through to lounge with views towards Walls Hill.

Lounge 13'10" x 16'0" (4.22m x 4.90m). A bright, square room featuring full width double glazed windows and sliding patio door opening to the balcony and enjoying wide open views over the surrounding area and across Walls Hill towards the sea of Lyme Bay. Coved ceiling. Television aerial point. Two radiators.

Wide Covered Balcony 24'1" x 3'9" (7.34m x 1.16m) approximately, running the full width of the flat with a glazed and metal guard rail, enjoying the pleasant open views over the surrounding area and across Walls Hill towards Lyme Bay

Inner Hall Fitted linen/storage cupboard with slatted shelving.

Bedroom 1 13'1" x 10'1" (4.00m x 3.08m) approximately. Double glazed window to the rear with views over the surrounding area and across Walls Hill towards the sea of Lyme Bay. Radiator. Coved ceiling. Built in wardrobe with hanging space and shelf.

Bedroom 2 8'3" x 9'10" (2.53m x 3.02m) approximately. Double glazed window to the front overlooking the lawn communal gardens. Radiator. Coved ceiling. Built in wardrobe with hanging space and shelf.

Bathroom/WC. 6'0" x 5'6" (1.85m x 1.69m). Fitted with a modern white suite comprising panelled bath with a chrome shower fitting and rain shower head. Pedestal wash basin with mixer tap. Close couple W.C. Obscure double glazed window to front. Wood effect flooring. Mainly tiled walls. Glass display shelves. Ladder style radiator.

Outside. Use of landscaped communal lawn gardens.

Integral Single Car Port with a **Store Room.** A door from the car port level gives internal stair access to all floors.

Tenure. Leasehold - The lease has been extended to 189 years from 1964. Service Charge. The current half yearly service charge is £903.82. Managing Agents are Proxim Property Management Ltd.

The development is owner/occupier only and the flats cannot be sub-let or used for holiday letting.

Services. All services are on separate meters. Gas, Electric and Water.

Council Tax Band B (£1658.80 2023/4).

Under the Estate Agents Act, please note this property is owned by a relative of a staff member of Ridgewater.

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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