



**Ridgewater**

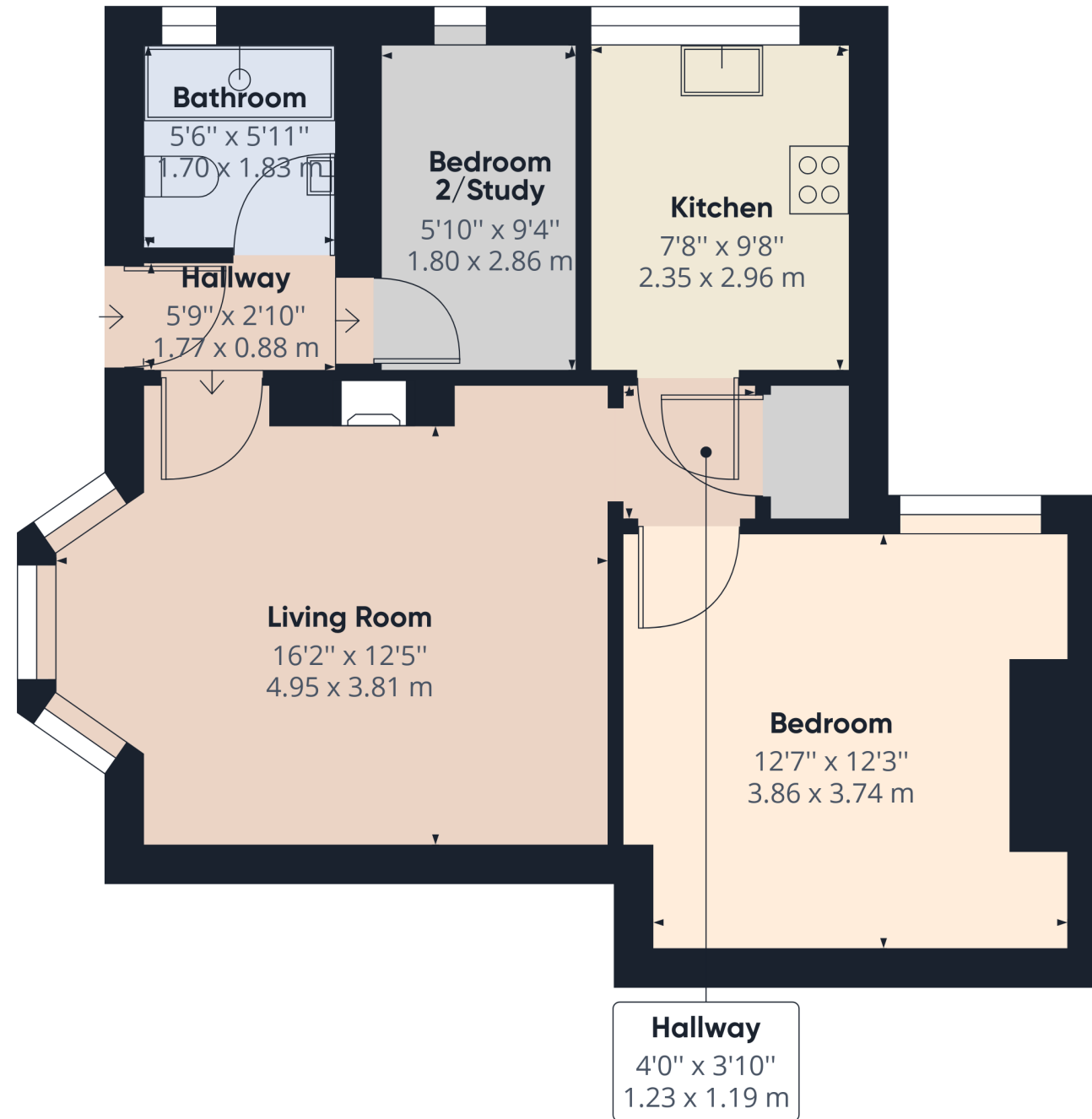
Local • Independent • Experts

**2 Bedroom Flat for Sale in Babbacombe, Torquay**

**£135,000**



# FLOOR PLAN



Approximate total area<sup>(1)</sup>  
571.44 ft<sup>2</sup>  
53.09 m<sup>2</sup>

(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.

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## DESCRIPTION

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A ground floor two bedroom flat being one of four converted from a substantial semi detached character house, situated on the corner of Churchway in this most popular residential location, offering easy level access to the shops and facilities at Babbacombe, the open spaces of Cary Park and Babbacombe Downs, buses and many other amenities.

The flat is situated to the side and rear of the building and has it's own separate front door with gates leading from St Annes Road and Churchway giving access across the communal grounds. The flat offers well proportioned accommodation and still retains some of the original features. There is the benefit of gas fired central heating, double glazing and off road parking.

The flat is currently used as an investment property and is currently let at £600 pcm, but may also suit those seeking a retirement home in a convenient location.

Internal viewing by appointment with the agents.

#### **Accommodation.**

Separate entrance with a PVC part double glazed front door opening to the

#### **Entrance Hall.**

**Lounge/Dining Room** 12'5" x 16'2" (3.81m x 4.95m) into a wide double glazed bay window to the side with an open outlook. Coved ceiling with central rose. Picture rail. Marble fireplace with painted metal and tiled inset. Two radiators. Archway to

**Inner Hall** with a large storage cupboard.

**Kitchen** 9'8" x 7'8" (2.96m x 2.35m). Fitted with a range of units on three sides with cupboards and drawers under roll edge work top surfaces incorporating one and a half bowl stainless steel sink unit. Tiled surrounds. Four ring gas hob with hood over. Double oven. Matching wall cupboards. Corner shelving. Plumbed for washing and dish washing machines, space for a fridge/freezer. Double glazed window to rear overlooking Churchway.

**Bedroom 1** 12'7" x 12'3" (3.86m x 3.74m) into alcoves. Coved ceiling. Radiator. Double glazed window to rear overlooking Churchway.

**Bathroom/WC** 5'11" x 5'6" (1.83m x 1.70m) Fitted with an easy access style full width shower with a Mira Sport electric shower unit over. Close couple W.C. Pedestal wash basin with mirror and strip light with shaver socket over. Tiled walls. Radiator. Fan Heater. Recessed ceiling lighting. Obscure double glazed window.

**Bedroom 2 /Study** 9'4" x 5'10" (2.86m x 1.80m) at most. Double glazed window to rear overlooking Churchway. Radiator. Corner cupboard with louvred doors housing a Baxi Duo Tec gas boiler supplying central heating and hot water.

#### **Outside.**

Use of communal gardens, mainly lawn at the front with palms, trees and shrubs. Timber garden shed.

**Allocated parking** for each of the flats.

**Tenure.** Leasehold. Residue of 999 year lease from 1990. The flat owners each own a share of the Freehold.

Ground Rent £5 per annum. Flat 1 is responsible for 30% for the cost of building insurance and general maintenance.

Council Tax Band B (£1658.80 2023/24).

Energy Performance Rating Band D.

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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