



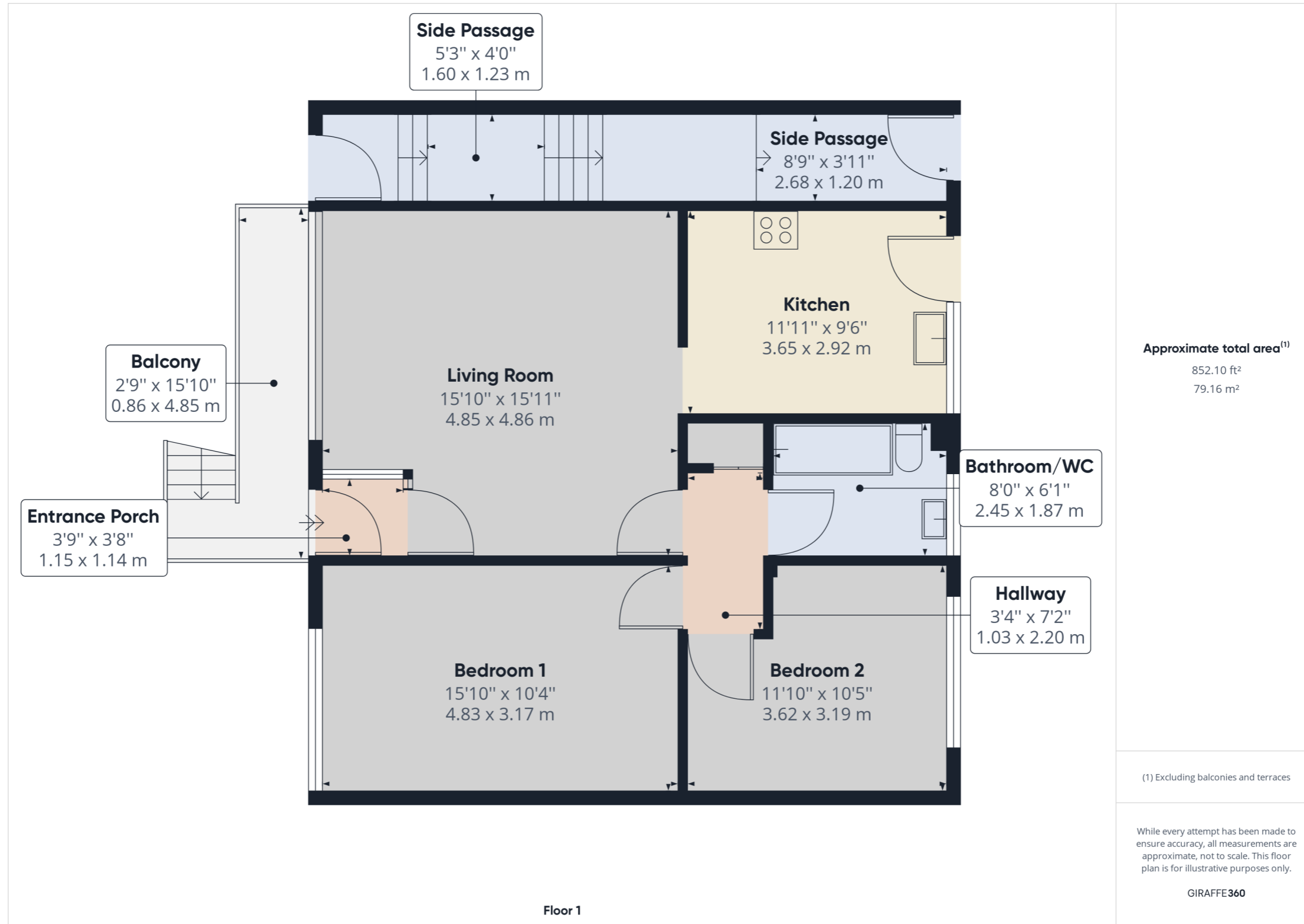
Ridgewater

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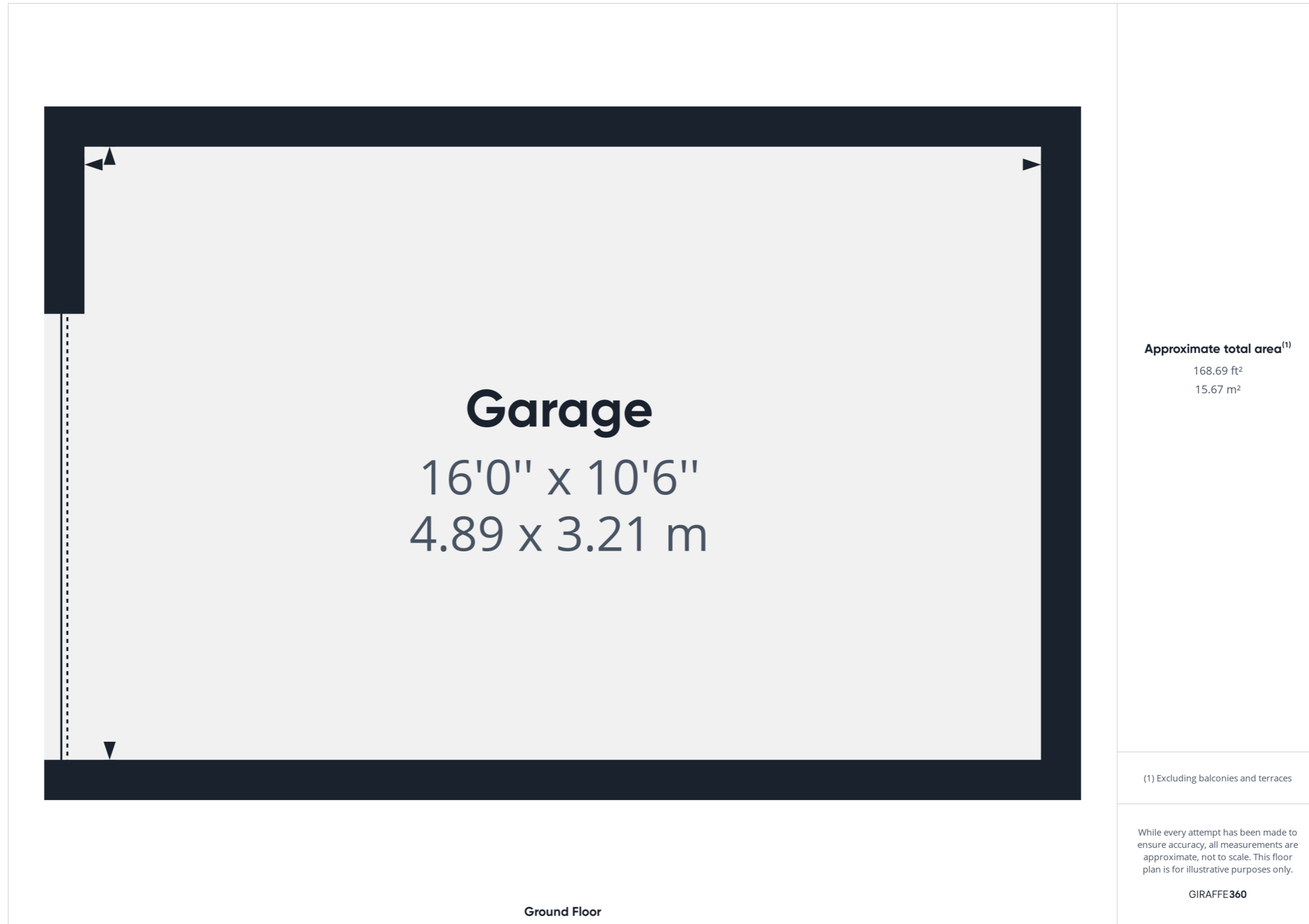
**2 Bedroom Bungalow for Sale in Langstone Close,
Babbacombe, Torquay**

£289,950

FLOOR PLAN



FLOOR PLAN



DESCRIPTION

This two bedroom bungalow is situated in a quiet cul de sac overlooking Walls Hill Common and Lyme Bay. The bungalow is located on the popular Torbay Park residential area, within reach of local shops, schools, churches, the open spaces of Cary Park with its tennis courts and bowling green. Coastal walks over Walls Hill and the scenic Babbacombe Downs are close by which give access down to Oddicombe and Babbacombe beaches.

The bungalow offers spacious accommodation with gas fired central heating and double glazing and now offers scope for further updating. There is the benefit of driveway parking and an integral garage. The front garden has been mainly paved for ease of maintenance and a useful covered side passage gives access to the long rear garden which enjoys a good degree of sunshine and offers the keen gardener space to create a pleasant outside area.

Accommodation

Steps lead to the front balcony entrance with an obscure double glazed door to the

Entrance Porch. An obscure glazed door and side window open to the

Lounge/Dining Room 15' 10" x 15' 11" (4.85m x 4.86m) including the entrance vestibule. A large double glazed picture window looks over the balcony with views of Walls Hill Common with the sea and coast of Lyme Bay beyond. Overhead and wall lighting. Two radiators. Door opening to the

Kitchen 11' 11" x 9' 6" (3.65m x 2.92m) Fitted with a range of wall and floor units with work top surfaces incorporating a stainless steel sink unit. Electric hob with a cooker hood over. Hotpoint double electric oven. Plumbing for a washing machine. Space for other appliances. Part tiled walls. Tiled floor. Radiator. Baxi Solo gas fired boiler. Wide double glazed window overlooking the rear garden. Part double glazed door to outside.

Inner Hall. 7'2" x 3'4" (2.20m x 1.03m). Shelved storage/airing cupboard with an insulated hot water cylinder. Access hatch to the loft space.

Bedroom 1 10' 4" x 15' 10" (3.17m x 4.83m). Radiator. Wide double glazed picture window with pleasant views to Walls Hill and Lyme Bay beyond.

Bedroom 2 11' 10" x 10' 5" (3.62m x 3.19m). Radiator. Double glazed picture window overlooking the rear garden.

Bathroom/WC 8' 0" x 6' 1" (2.45m x 1.87m) White suite comprising a panelled bath with a folding shower screen and a Mira Sport electric shower unit. Pedestal wash basin and low level WC. Part tiled walls. Tiled floor. Radiator. Obscure double glazed window.

Outside.

Front. A tarmac drive offering **Parking Space** leads to the

Integral Garage. 16'0" x 10'6" (4.89m x 3.21m). Up and over door. Gas and electricity meters. Storage cupboards with work bench over. Electric points and lighting. Water tap.

The Front Garden is arranged for low maintenance with wide paved areas with shrubs and bushes planted. A door opens to a useful side passageway with electric light and points and a door opening to the rear garden.

Rear Garden. Immediately behind the bungalow is a wide paved patio area with five steps leading up to the long rear garden. The main garden is mainly lawn with a mature apple tree and shrub borders. A pathway with a hedge divide leads to the second garden area, currently uncultivated with various small trees, shrubs and a timber shed. The garden enjoys a good degree of sunshine and is enclosed by wooden fencing.

Council Tax Band D (£2132.74 2023/24).

Energy Performance Rating Band D.

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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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