



**Ridgewater**

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**Block of flats for Sale in St Annes Road, Babbacombe,**

**Torquay**

**£285,000**

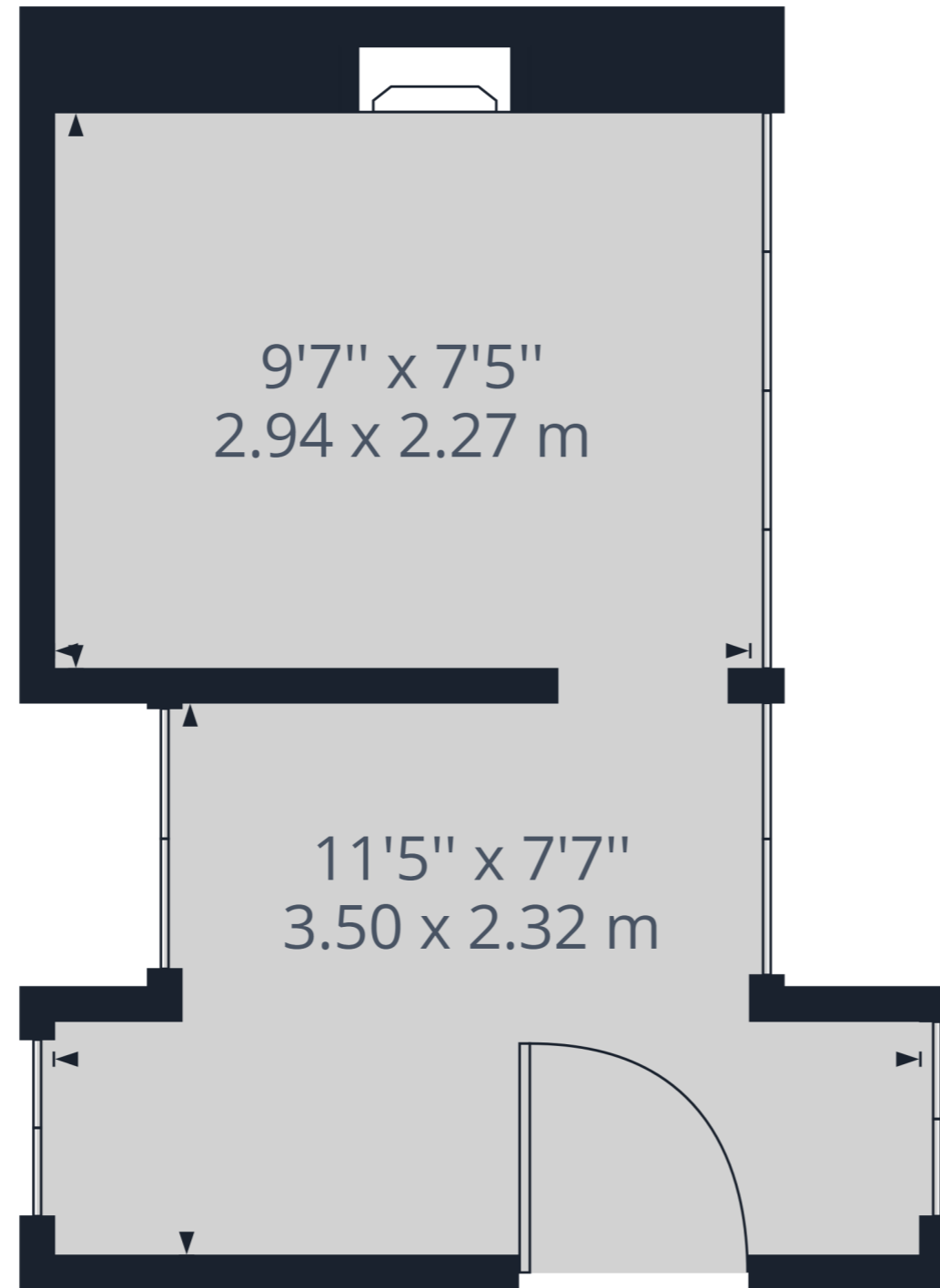
# FLOOR PLAN



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Floor 2

**Approximate total area<sup>(1)</sup>**

145.21 ft<sup>2</sup>  
13.49 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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This spacious terraced property is arranged as two flats which are currently let on assured shorthold tenancies. The property is conveniently located in a level position just a few minutes easy walking distance from the shops in Reddenhill Road, the open spaces of Babbacombe Downs and Cary Park. Both flats benefit from double glazing and gas fired central heating. The first floor flat also has stairs to two interconnected loft rooms with plenty of built in cupboards.

The district of Babbacombe offers a range of facilities and amenities including churches, local shops in Reddenhill Road, the open spaces of Cary Park with its tennis courts and bowling green, coastal walks 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.

Front door and a double glazed fan light over to the

**Entrance Porch** Ceiling cornice. Dado rail. Mat well. Part glazed door with coloured glass to the

**Entrance Hall.** Ceiling cornice. Archway. Door to the first floor flat. Door to the

## Ground Floor Flat.

**Inner Hall.** Understairs storage cupboard.

**Lounge/Bedroom** 12'11" x 14'1" (3.94m x 4.32m) into alcove. Ceiling cornice. Double glazed window to front. Marble, metal & tiled fireplace surround. Radiator.

**Bedroom** 12'9" x 11'1" (3.91m x 3.40m) plus louvre door cupboards built in alcoves. Ceiling cornice. Double glazed window to rear. Radiator.

**Living Room** 12'8" x 11'8" (3.88m x 3.56m). Double glazed window to side. Radiator. Fireplace surround. Shelved cupboard.

**Kitchen** 9'5" x 7'6" (2.90m x 2.29m). Double glazed windows to the side and rear. Wall and floor units with cupboards and drawers, roll edge work top surfaces and a stainless steel sink unit. Electric cooker point. Part tiled walls. Plumbing for washing

machine. Space for other appliances. Radiator. Part double glazed door to outside. Door to

**Bathroom/WC** 13'9" x 4'8" (4.19m x 1.44m). White suite comprising a panelled bath with Triton electric shower. Pedestal wash basin. Close couple W.C. Radiator. Obscure double glazed window. Baxi Duo Tec gas fired boiler.

A door and stairs with a handrail lead from the entrance hall to the

## First Floor Flat.

**Spacious Landing.** Coved ceiling. Radiator. Electric meter cupboard.

**Lounge** 12'11" x 11'5" (3.96m x 3.49m) plus alcove. Coved ceiling with a centre rose. Radiator. Fireplace surround. Double glazed window to the front.

**Bedroom 1** 12'11" x 11'5" (3.96m x 3.50m) plus double wardrobe built into alcove. Picture rail. Double glazed window to the rear. Radiator.

**Bedroom 2** 6'5" x 8'7" (1.97m x 2.62m) into double glazed window to the front. Picture rail. Radiator.

**Kitchen** 7'2" x 10'1" (2.20m x 3.09m) Wall and floor units with cupboards and drawers under work top surfaces. Stainless steel sink unit. Gas cooker point. Space for other appliances. Plumbing for a washing machine. Baxi Duo Tec gas fired boiler. Double glazed window to the rear. Part double glazed door to the fire escape stairs leading down to the rear garden.

**Bathroom** 7'4" x 5'4" (2.26m x 1.63m) Obscure double glazed window. White suite comprising a panelled bath with a chrome shower fitting and a glazed screen. Pedestal wash basin with mirror and strip light with shaver socket over. Part tiled walls. Recess with shelving. Chrome ladder style radiator/towel rail.

**Separate W.C.** Close couple suite. Part tiled walls. Obscure double glazed window.

Door and stairs from the landing to the **Loft Rooms.**

**Room 1** 7'7" x 11'5" (2.23m x 3.50m) at most. Roof window. Wood panelled walls. Built in cupboards.

**Room 2** 9'7" x 7'5" (2.94m x 2.27m). Roof window. Wood panelled walls, built in cupboards, fireplace.

**Front.** Small enclosed garden with flower bed.

**Rear.** Enclosed crazy paved and concreted area with double folding wooden gates to rear lane access for Babbacombe and Reddenhill Roads offering a **Parking Space** or sitting out space. **Store Room** 12'0" x 5'0" (3.66m x 1.52m) approximately. Metal stairs to first floor flat.

Council Tax Flat 1 Band B (£1658.80 2023/24). Flat 2 Band B (£1658.80 2023/24).

Energy Performance Ratings Flat 1 Band C 76. Flat 2 Band D 63.

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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**Paignton Office**

Ridgewater Sales & Lettings  
1 Manor Corner Preston TQ3 2JB  
**Tel:** 01803 525 100  
**Web:** [www.ridgewater.co.uk](http://www.ridgewater.co.uk)  
**Email:** [enquiries@ridgewater.co.uk](mailto:enquiries@ridgewater.co.uk)

**Torquay Office**

Ridgewater Sales & Lettings  
79 Babbacombe Rd Torquay TQ1 3SR  
**Call:** 01803 525 100  
**Web:** [www.ridgewater.co.uk](http://www.ridgewater.co.uk)  
**Email:** [enquiries@ridgewater.co.uk](mailto:enquiries@ridgewater.co.uk)

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