



Ridgewater
Local • Independent • Experts

**2 Bedroom Apartment for Sale in Babbacombe Road,
Torquay**
£240,000

FLOOR PLAN



Approximate total area⁽¹⁾
1177.79 ft²
109.42 m²

(1) Excluding balconies and terraces

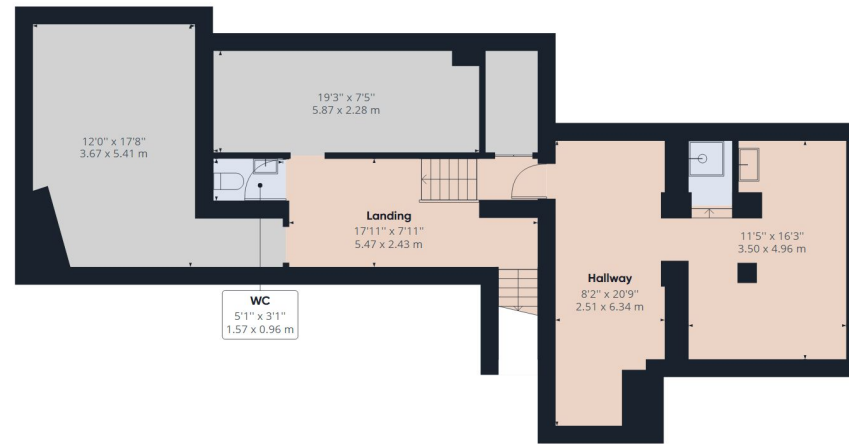
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

FLOOR PLAN



FLOOR PLAN



Ground Floor



Floor 1

Approximate total area⁽¹⁾

2104.51 ft²
195.52 m²

(1) Excluding balconies and terraces

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DESCRIPTION

Elegant Ground Floor Apartment in Babbacombe - Available Immediately with No Onward Chain

Ridgewater are delighted to showcase this splendid ground floor apartment, a true gem in the desirable locale of Babbacombe, Torquay. Offered with the benefit of no onward chain, this residence is an ideal choice for those seeking a blend of comfort, convenience, and high-quality living. There is a front and rear entrance.

Key Features:

No onward chain

Ground floor position with easy access

Close proximity to Babbacombe Downs, beaches, and amenities

Allocated parking space

Expansive basement with versatile rooms that could be used for Cinema Room, Workshop, Storage or as a Games Room etc

Front patio for outdoor enjoyment

Location:

Live within a few minutes walk from the charm of Babbacombe Downs, offering Oddicombe Beach, and the unique experiences offered by the iconic funicular railway. This apartment is ideally situated for enjoying the tranquil beauty of Walls Hill, Cary Park, and the convenience of nearby shops, medical facilities, and schools.

Accommodation:

Hall: Enter through a private double-glazed door into a welcoming and spacious hallway adorned with carpet flooring and a warm radiator. Featuring a built-in storage cupboard, the hall extends to a rear hall with its own separate entrance, offering added convenience and flexibility.

Living Room 18'7" x 16'9" (5.68m x 5.13m): A few steps lead up to the lounge, revel in the abundant natural light of this large and inviting living room, boasting two double-glazed windows to the front aspect. With plush carpet flooring, radiators for warmth, and ample points for TV and telephone, it's an ideal space for relaxation and entertainment.

Kitchen 16'9" x 10'8" (5.11m x 3.26m): A culinary haven, this modern kitchen features an array of wall and base units, sleek work surfaces, stainless steel sink/drain, and a built-in electric oven with a gas hob and cooker hood. Complete with space for a fridge/freezer and dishwasher, a radiator, and room for a dining table, it's the heart of the home.

Bathroom 10'5" x 6'2" (3.18m x 1.90m): A luxurious three-piece suite awaits, including a wash hand basin, WC, and a bath with a shower. The part-tiled walls, heated towel rail, and an extractor fan add to the room's elegant functionality.

Bedroom 1 16'2" x 11'10" (4.94m x 3.63m): Retreat to the spacious master bedroom, featuring a double-glazed window, cozy carpet flooring, TV point, radiator, and a built-in wardrobe.

Bedroom 2 20'3" x 7'1" (6.20m x 2.16m): This second double bedroom mirrors the comforts of the first with its own double-glazed window, carpet flooring, radiator, and built-in wardrobe.

Rear Hall & Lower Ground Floor:

The main hall grants access to the rear porch with an external exit. A stairway leads down to the lower ground floor, a substantial area with carpet, power, and lighting, presenting rooms suitable for various uses.

Exterior: Residents will enjoy an allocated parking spot and a delightful front patio, perfect for a small bistro table and chairs for alfresco dining or morning refreshments.

Experience Babbacombe Living:

This apartment is not just a residence but a lifestyle choice for those who value serene surroundings and a high standard of living. With its move-in readiness and no onward chain, it beckons as a hassle-free transition to your new home.

Basement: The basement offers 3 additional rooms that could be used for a variety of uses such as a workshop, craft room, home cinema, gym etc. The accommodation cannot be used as additional bedrooms.

Basement room 1 17'8" x 12'0" (5.41m x 3.67m)

Basement room 2 19'3" x 7'5" (5.87m x 2.28m) Has plumbing for a washing machine

Basement room 3 split into two areas 20'9" x 8'2" (6.34m x 2.51m) and 16'3" x 11'5" (4.96m x 3.50m) Has a shower fitted so would make ideal Gym

Basement WC

Property Tenure - Leasehold

Management Company - Stonewater PLC

Lease Length - Approximately 115 Years Remaining

Service Charge £137 pcm (Reviewed Yearly)

Ground Rent - TBC

Lease Conditions

Letting Is Permitted

Holiday Letting Is NOT Permitted

Pets are permitted with prior consent from the management company.

The basement can not be used as sleeping accommodation

EPC Band C

Council Tax Band C

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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