



ABSOLUTE



## 423 Babbacombe Road

Torquay, Torquay

**Architectural Design:** This captivating detached house features a unique and intriguing architectural design that stands out with neo-gothic arched windows, adding character and charm.

**Historic Significance:** Designated as a key building on the Warberries conservation area map of historic buildings (1975), this property embodies a rich historical legacy.

### Key Features:

- **Bedrooms:** 5 bedrooms, with 3 boasting en-suite facilities, providing ample space for a family or guests.
- Living Spaces:** Enjoy a spacious sitting room, a dining room for entertaining, and a study for work or leisure.
- Kitchen/Breakfast Room:** A modern kitchen/breakfast room perfect for meal preparation and casual dining.
- Downstairs Cloakroom:** Added convenience with a downstairs cloakroom.
- Family Bathroom:** A well-appointed family bathroom for additional comfort.

Outside - **Swimming Pool:** A private swimming pool, perfect for relaxation and exercise.

**Gardens:** This property boasts good-sized gardens, offering a serene outdoor retreat.

**Garage and Parking:** A garage and ample parking space approached via wrought iron gates, ensuring security and convenience.



## GARDEN

**\*\*Swimming Pool:\*\*** A private swimming pool, perfect for relaxation and exercise. **\*\*Gardens:\*\*** This property boasts good-sized gardens, offering a serene outdoor retreat.

## Garage

6 Parking Spaces

A garage and ample parking space approached via wrought iron gates, ensuring security and convenience.

**Auction Details:** Online Auction

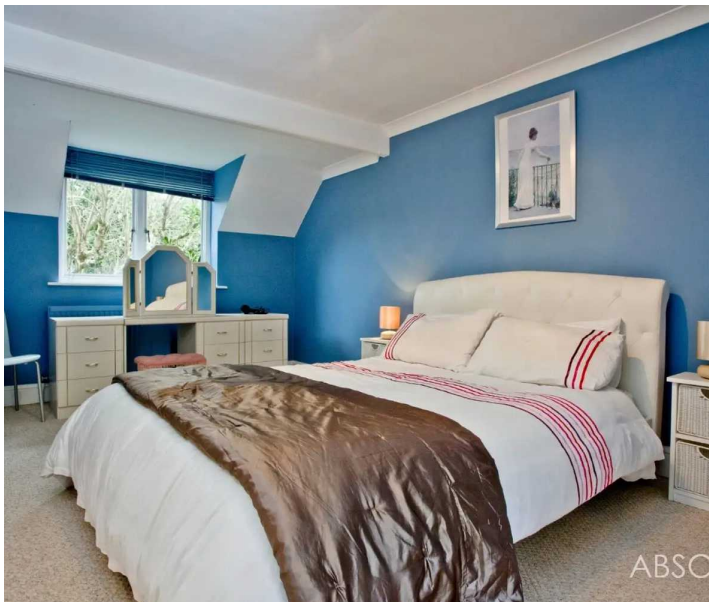
**Auction Date:** [TBC]

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.20% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



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Torquay, Torquay

Situated in the charming Wellwood village, this property benefits from a delightful neighbourhood while remaining close to essential amenities.

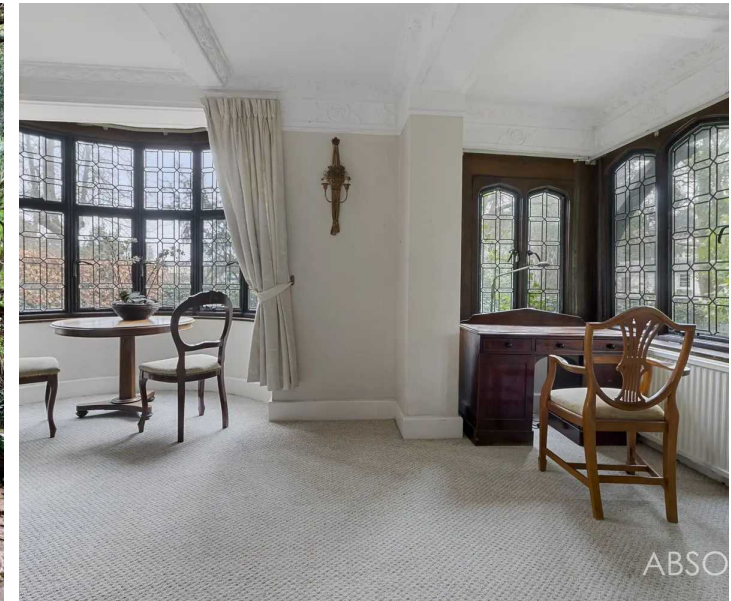
Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Situated in the popular Wellwood village area of Torquay
- Detached house with period features
- Spacious sitting room, dining room and study
- Modern kitchen/breakfast room
- Five bedrooms, 3 with en suite facilities
- Downstairs cloakroom/WC and separate family bathroom
- Good size gardens with swimming pool
- Garage and driveway parking
- Being sold via online auction





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Ground Floor



First Floor



Approx.  
Plan produced using PlanUp.





## Absolute Sales & Lettings

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