



Ridgewater

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**4 Bedroom Terraced House for Sale in Warbro Road,
Babbacombe**

£289,000

FLOOR PLAN



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DESCRIPTION

A spacious four bedroom family house situated in a level position, conveniently located towards the Reddenhill Road end of Warbro Road with easy access to the local shops in Reddenhill Road, primary and secondary schools, the open spaces of Cary Park and Babbacombe Downs with its scenic coastal walks and views over Lyme Bay and access to beaches.

The house, which has double glazing and gas fired central heating, has recently been extensively updated and modernised with a new kitchen and bathroom among the many improvements carried out.

The district of Babbacombe offers a range of facilities and amenities all closeby 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.

Double glazed door and windows opening to the

Entrance Porch. Glazed inner door to the

Long Hall. Radiator. Large understairs storage cupboard. Wood effect flooring.

Lounge. 14'1" x 12'4" (4.31m x 3.76m). Wide double glazed bay window to the front. Radiator. Wood effect flooring.

Dining Room. 12'5" x 9'7" (3.80m x 2.94m). Double glazed window to the rear. Radiator. Wood effect flooring.

Kitchen. 14'0" x 10'3" (4.29m x 3.13m). Double glazed window to the rear. Double glazed door to the rear garden. Recently refitted with a good range of new floor base cupboards and drawers with long worktop areas and a stainless steel sink unit with a mixer tap. Range of matching wall cupboards. Four ring gas hob with a cooker hood over. Fan assisted electric oven. Space for a larder fridge and an upright freezer, plumbing for a washing machine, tumble drier and dishwasher. Glow-worm Energy 30c gas fired boiler. Original chimney breast with recessed storage/display shelving. Wood effect flooring.

Stairs from the hall with a wooden balustrade and hand rail lead to the First Floor.

Landing with a balustrade and hand rail surround. Access hatch to the insulated loft space.

Bedroom 1. 14'10" x 9'7" (4.53m x 2.93m). Wide double glazed bay window with a window seat to the front. Radiator.

Bedroom 2. 12'7" x 9'8" (3.84m x 2.97m). Double glazed window to the rear. Radiator.

Bedroom 3. 9'11" x 8'0" (3.04m x 2.45m). Double glazed window to the rear. Radiator.

Bedroom 4. 9'2" x 6'0" (2.81m x 1.84m). Double glazed window to the front. Radiator.

Bathroom/WC. 7'0" x 5'6" (2.14m x 1.68m). Obscur double glazed window to the side. Refitted with a white suite comprising a panelled bath with a chrome mixer shower fitting and a glazed screen. Pedestal wash basin. Close couple WC. Bathroom wall panelling. Ladder style radiator/towel rail.

Outside.

Front. Small garden enclosed by low walls and a gate.

Rear. The level rear garden is enclosed by walls and fencing. A small concrete yard area opens onto the main garden which is mainly finished with artificial lawn and has a wide raised flower bed to one side. Gateway opening to a rear access path. Outside water tap and light.

Council Tax Band B (£1658.80 2022/23).

Energy Performance Rating 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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