



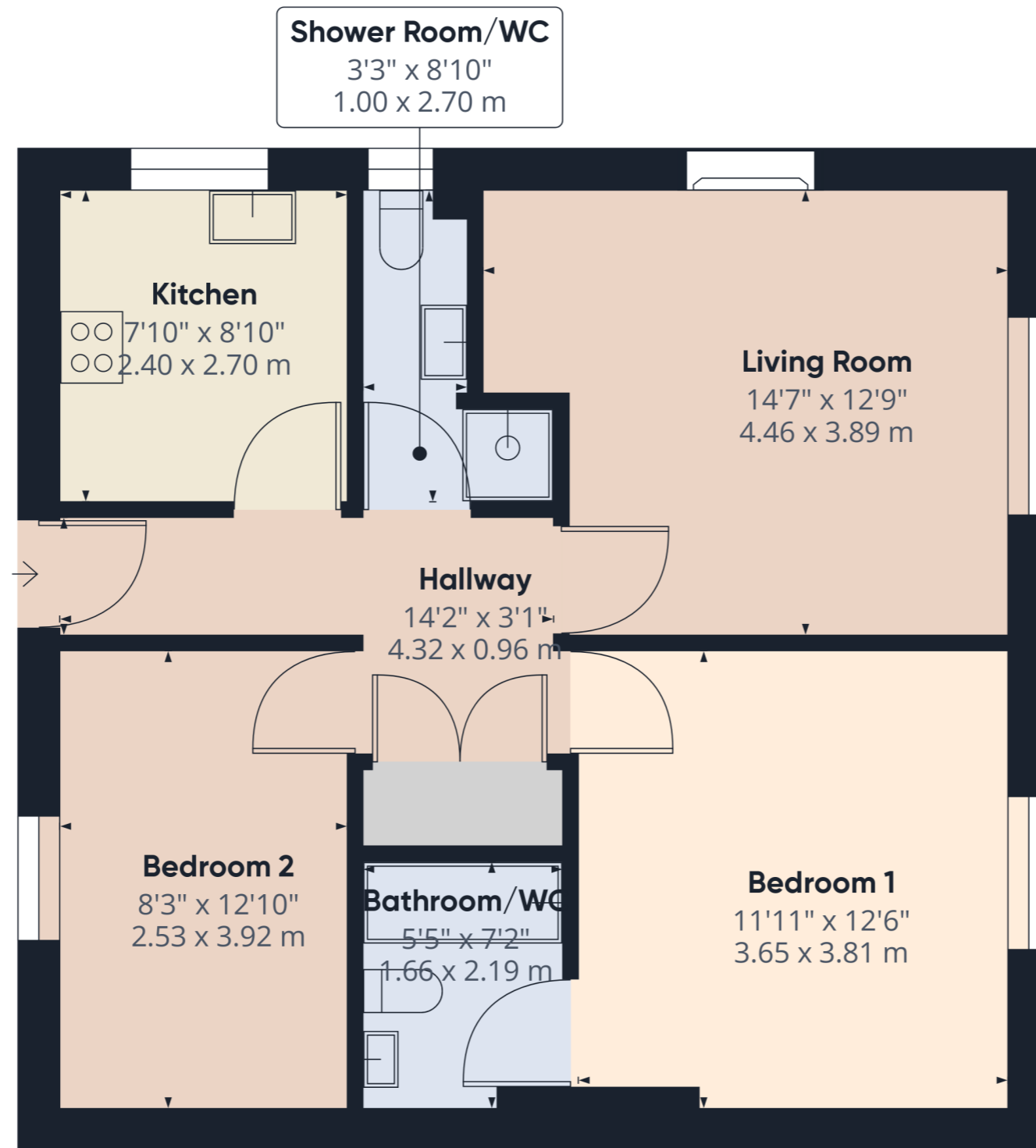
**Ridgewater**

Local • Independent • Experts

**2 Bedroom Apartment for Sale in Cary Park, Babbacombe**

**£212,000**

# FLOOR PLAN



Approximate total area<sup>(1)</sup>  
653.35 ft<sup>2</sup>  
60.7 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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A well presented purpose built flat situated on the middle floor/entrance level in a convenient location on the corner of Palermo Road and St Albans Road, backing onto and enjoying pleasant tree lined views over the open spaces of Cary Park. Local shopping facilities are located closeby in Reddenhill Road while a doctors surgery, church and bus services are located nearby. The open spaces of Babbacombe Downs with access to local beaches are also within a short walking distance and further shopping facilities are available in the neighbouring St Marychurch and Plainmoor areas.

The flat has the benefit of gas fired central heating and double glazing, a modern kitchen, en suite bathroom to the main bedroom and an additional shower room/WC. Outside are lawn communal gardens with clothes drying and dustbin areas as well as residents car parking to the rear of the building.

## Accommodation.

A gated entrance with a path and a short flight of seven steps lead to the main front door with entry phone system, opening to a communal lobby shared by three flats. Part obscure double glazed door to

**Entrance Hall.** Coved ceiling. Radiator. Entry phone. Wide inner hall with double doors to a large built in cloaks/storage cupboard.

**Lounge** 12'9" x 14'7" (3.90m x 4.46m) into dining alcove. Large double glazed windows giving pleasant tree lined views over Cary Park and the surrounding area to the rear. Coved ceiling. Wall light points. Television aerial point. Feature fireplace for an electric fire. Double radiator.

**Kitchen** 8'10" x 7'10" (2.70m x 2.39m). Attractively fitted with a range of modern units in a white comprising floor based cupboards, shelves and drawers with roll edge work top areas over and inset one and a half bowl sink unit having tiled surrounds. Range of matching wall cupboards. Fitted four ring electric hob with a cooer hood over and an electric oven. Plumbing for washing machine. Space for a fridge/freezer. Worcester gas fired boiler supplying central heating and hot water. Coved ceiling. Wood effect flooring. Double glazed window to the side.

**Bedroom 1** 12'6" x 11'11" (3.81m x 3.65m). Double glazed window giving pleasant tree lined views over Cary Park. Coved ceiling. Double radiator. Door to

**En Suite Bathroom/WC.** 7'2" X 5'5" (2.19m X 1.66m). Champagne coloured suite comprising panelled bath with a hand shower attachment and tiled surround. Pedestal wash basin with tiled splash back. Close couple WC. Coved ceiling. Strip light with a shaver socket. Extractor fan. Radiator.

**Bedroom 2** 12'10" x 8'3" (3.92m x 2.53m). Double glazed window overlooking the front garden. Coved ceiling. Double radiator.

**Shower Room/WC.** 8'10" x 3'3" (2.70m x 1.00m) widening to 5'9" 1.76m. Close couple WC. Pedestal washbasin. Tiled shower cubicle with a mixer shower fitting, glazed screen and light. Radiator. Tiled floor and part tiled walls. Coved ceiling. Strip light with a shaver socket. Obscure double glazed window to the side.

**Outside.** Communal lawn gardens are to the front and side of the building with a drying area and dustbin area. There is a large residents Car Park to the rear of the building.

Tenure Leasehold - Residue of 199 year lease from 1989. The freehold is owned by Compton House Torquay Management Company Limited with each flat owner owning a share in the company. Managing Agents Carrick Johnson. Service charge currently £161.81 per month.

Energy Performance Rating Band C.

Council Tax Band C (£1895.78 2023/4).

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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