

## 207 Babbacombe Road

Torquay, Torquay

Welcome to this charming and well-presented mature four-bedroom mid-terraced home, ideal for families looking for a comfortable and spacious living space. Situated in a convenient location, this property offers a balance of modern amenities and classic design features.

Upon entering the property, you are greeted by a welcoming atmosphere in the lounge area, which leads through to a separate dining space, perfect for entertaining guests or enjoying family meals. The property boasts a fitted kitchen/breakfast room with built-in appliances, providing a practical and stylish space for culinary enthusiasts. A separate utility room offers additional convenience, while a downstairs cloakroom/WC adds to the practicality of daily living.

Ascending the stairs, you will find four generously sized bedrooms, each offering ample space for relaxation and personalisation to suit individual needs. The modern fitted bathroom/WC provides a sleek and functional space for unwinding after a long day.





This property is equipped with gas central heating and uPVC double glazing, ensuring comfort and energy efficiency throughout all seasons. The courtyard style rear garden offers a secluded outdoor space. Additionally, a parking area provides convenience for residents with multiple vehicles.

Conveniently located, this property is within easy reach of local amenities, schools, and transport links, making it an ideal choice for families seeking a peaceful yet well-connected home. Furthermore, the property is offered with no onward chain, facilitating a smooth and hassle-free transaction for potential buyers.

In conclusion, this mature four-bedroom mid-terraced home offers a blend of contemporary comforts and traditional charm, making it a desirable option for those seeking a spacious and well-maintained property in a convenient location. Don't miss the opportunity to make this house your new home and schedule a viewing today

#### **Front Garden**

To the front of the property there is a small garden that is laid for ease of maintenance.

#### **Garden**

A rear lane gives access to the rear garden where a timber gate opens up onto a concrete hardstanding garden area or off road parking for one car.

#### **OFF STREET**

#### **2 Parking Spaces**

The rear courtyard can be used for parking for 2 vehicles accessed via a lane to the rear. There is also on road parking at the front of the property available.





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This property occupies a highly sought after residential location within the Babbacombe area of Torquay being within close proximity of the picturesque Babbacombe Downs and Oddicombe beach, perfectly suited for those who enjoy coastal walks and water-based activities. There is also plenty of local shops and supermarkets, schools and bus stops which connect to the lively Torquay town centre and bustling sea front which is approximately 1 and 1/4 miles distance and filled with an enviable selection of restaurants, cafes, shops and more. St Marychurch precinct is also only a short walk away, which offers a further selection of local shops and amenities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D







ABSOLUTE

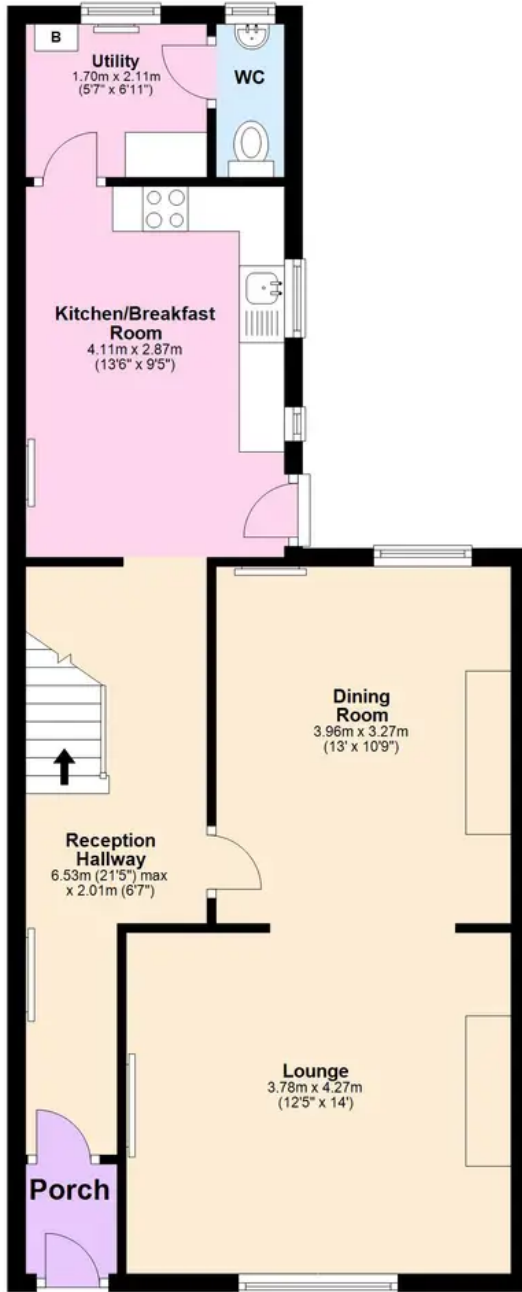






## Ground Floor

Approx. 59.7 sq. metres (642.2 sq. feet)



## First Floor

Approx. 60.0 sq. metres (645.6 sq. feet)







## Absolute Sales & Lettings

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