



**Ridgewater**

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**2 Bedroom Semi-Detached Bungalow for Sale in Locks  
Close, Babbacombe**

£335,000



# DESCRIPTION

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A semi detached bungalow situated in a cul de sac on the popular Torbay Park area. There are excellent sea and coastal views from several rooms and the rear garden across the open spaces of Walls Hill and across Lyme Bay towards East Devon and Dorset.

The property benefits from a level approach from the roadside. There is gas fired central heating and the majority of windows are double glazed. The Garage has been divided to form a storeroom and a useful studio/office ideal for hobbies or a home study, however this could be re-instated to a garage with minimal work. There is driveway parking and pleasant gardens with lawn and patio areas.

The district of Babbacombe offers a range of facilities and amenities 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.**

Half double glazed door to

**Long Entrance Hallway** with a polycarbonate roof and wooden shelving. Half double glazed door to the rear garden and giving sea and coastal views. Door to the office/studio. Part obscure glazed door and side window opening to the

**Entrance Lobby** Electricity meter cupboard. Radiator. Obscure glazed inner door to the main hall.

**Bathroom** Obscure double glazed window to the rear. Modern white suite comprising a walk in shower and wash basin. Half tiled walls. Mirror fronted cabinet. Chrome shelving and fittings.

**Main Hall** Coved ceiling with access hatch and ladder to the loft space. Gas meter cupboard. Built in airing cupboard housing the Ideal condensing gas fired boiler, shelving and storage space.

**Separate W.C.** with an obscure window to the rear porch and low level suite.

**Lounge/Dining Room 25'9" x 11'6" (7.85m x 3.51m) narrowing to 10' (3.05m)** at the dining end. A spacious room featuring large double glazed windows at either end overlooking the front garden and the rear garden with lovely views over the surrounding area, the open spaces of Walls Hill and sea and coastal views across Lyme Bay towards the East Devon and Dorset coastline. Coved ceiling with two overhead lights. Tiled fireplace with a wooden surround. Television and telephone points. Two radiators.

**Kitchen 11'3" x 8'6" (3.43m x 2.59m)** at widest. Large double glazed window overlooking the rear garden with lovely views over the surrounding area, the open spaces of Walls Hill and sea and coastal views across Lyme Bay towards the East Devon and Dorset coastline. Fitted with a good range of units in a gloss white comprising floor base cupboards and drawers with roll edge work top areas and a one and a half bowl stainless steel sink unit with a mixer tap. Matching wall cupboards. Electric hob, double oven with grill. Space and plumbing for washing machine and dish washer. Coved ceiling. Tiled walls. Serving hatch. Half obscure glazed door to the

**Rear Porch** with space and points for a fridge/freezer. Window and half glazed door to the rear garden.

**Bedroom 1 13'6" x 9'9" (4.11m x 2.97m)** including a range of fitted furniture comprising two double wardrobes with storage cupboards over. Large double glazed window overlooking the front garden. Two overhead lights. Radiator.

**Bedroom 2 12'3" x 9' (3.73m x 2.74m)** plus entrance recess. Large double glazed window overlooking the front garden. Fitted double wardrobe with storage cupboards over. Radiator.

The **Garage** has been divided into two areas which could be reverted for garage use. The front section retains the up and over door and measures approximately 8'3" x 6' (2.51m x 1.83m) with an electric light and points and double doors connecting to the rear section—this area is currently used for storage. The rear section of the garage is accessed via a door from the entrance porch and has been converted into an office/studio approximately 9'3" x 7'10" (2.82m x 2.39m) and features double glazed doors to the rear opening onto the patio terrace and enjoying lovely views over the surrounding area, the open spaces of Walls Hill and

sea and coastal views across Lyme Bay towards the East Devon and Dorset coastline. Fluorescent light and electric points. Corner shelving.

**Front Driveway Parking Space.** Level front garden with a low wall surround, a lawn several shrubs and a palm tree.

**Rear** The rear garden enjoys the pleasant sea and coastal views. Tiled patio and sitting out area with a trellis screen surround, space for a table, chairs and barbeque. A concrete pathway opens onto a mainly lawn garden A short flight of steps leads down to a lower garden area with a wide rockery area and space for a garden shed.

Freehold

EPC TBC

Council Tax Band D

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# PHOTOS







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