



Ridgewater

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2 Bedroom Apartment for Sale in Babbacombe, Torquay

£200,000

FLOOR PLAN



DESCRIPTION

Views of the sea are enjoyed from this two bedroom purpose built apartment situated on the second/top floor of a small detached block of just nine apartments located just behind the lovely open green areas and promenade of Babbacombe Downs from where panoramic views across Lyme Bay and its coastline are enjoyed, while woodland walks and the Cliff Railway give access to both Oddicombe and Babbacombe Beaches. The shops in Babbacombe and St Marychurch together with many local amenities are also conveniently located nearby. Within just a few minutes walking distance are the open spaces of Cary Park with its tennis courts and bowling green and scenic coastal walks over Walls Hill. Bus services operate from Babbacombe to Torquay town centre.

The apartment is presented in excellent order throughout with a well fitted modern kitchen and bathroom, gas fired central heating and double glazing. There is allocated parking in the residents private car park to the rear of the building.

The property is ideal for those seeking a conveniently placed home or alternatively can also be used as an investment opportunity from letting or holiday letting (the majority of furniture and contents are available by negotiation if required).

Accommodation.

Approached from the car park, a communal hall and steps lead up to the second floor open landing. A private entrance door with a security spy hole opens to the

Hall. 10'5" x 4'0" (3.19m x 1.24m) Double radiator. Coat hooks. Access to the loft space.

Open Plan Living Room and Kitchen. 21'6" x 18'0" (6.56m x 5.49m) overall. **The Lounge and Dining Area** features large double glazed windows enjoying views of Babbacombe Downs and sea views of Lyme Bay and its coastline. Three double radiators. Recessed ceiling lighting. A wide breakfast bar forms a divide to the **Kitchen Area**. Fitted with an excellent range of modern units in a light cream finish comprising floor base cupboards and drawers with long worktop areas and matching upstand surrounds and splash backs. Matching wall cupboards and glass fronted display cabinets. Stainless steel sink unit with a mixer tap. Lamona fitted gas hob and electric oven with a stainless steel splash back and cooker hood over. Built in fridge/freezer. Plumbing for a dish washer. Recessed ceiling lights.

Bedroom 1. 15'6" x 9'0" (4.73m x 2.76m). Recessed double glazed window to the rear overlooking the surrounding area and towards the spire of All Saints Church. Window blind. Large fitted wardrobe with sliding mirror doors, shelf and hanging rail. Double radiator.

Bedroom 2. 15'5" x 7'7" (4.71m x 2.33m). Recessed double glazed window to the rear overlooking the surrounding area and towards the spire of All Saints Church. Window blind. Large fitted wardrobe with sliding mirror doors, shelf and hanging rail. Double radiator.

Bathroom/WC. 6'0" x 5'10" (1.83m x 1.78m). Fitted with a modern white suite comprising a panelled bath with a mixer tap and shower fitting and a folding glazed screen. Vanity wash basin with cupboards below. Close couple WC. Coved ceiling with recessed lighting and extractor fan. Tiled walls and floor. Ladder style chrome heated towel rail. Shaver socket. Chrome fittings and corner display shelves.

A folding concertina door opens to the **Utility Cupboard** 4'7" x 2'5" (1.41m x 0.76m). Space and plumbing for a washing machine. Ideal i24 gas fired combination boiler. Wall shelving.

Outside. Allocated Parking Space in the residents car park to the rear of the building.

General. Leasehold. The lease was 199 years from 26/06/1978. The owners own a share of the freehold.

The current service charge is £1,292.44 per annum. Managing Agents Imove, Torquay. The building has recently been re-decorated and the flat roof replaced. Services. Mains electric, gas, water and drainage.

Council Tax Band B (£1,736.66 or £1,302.59 with single person discount 2024/25).

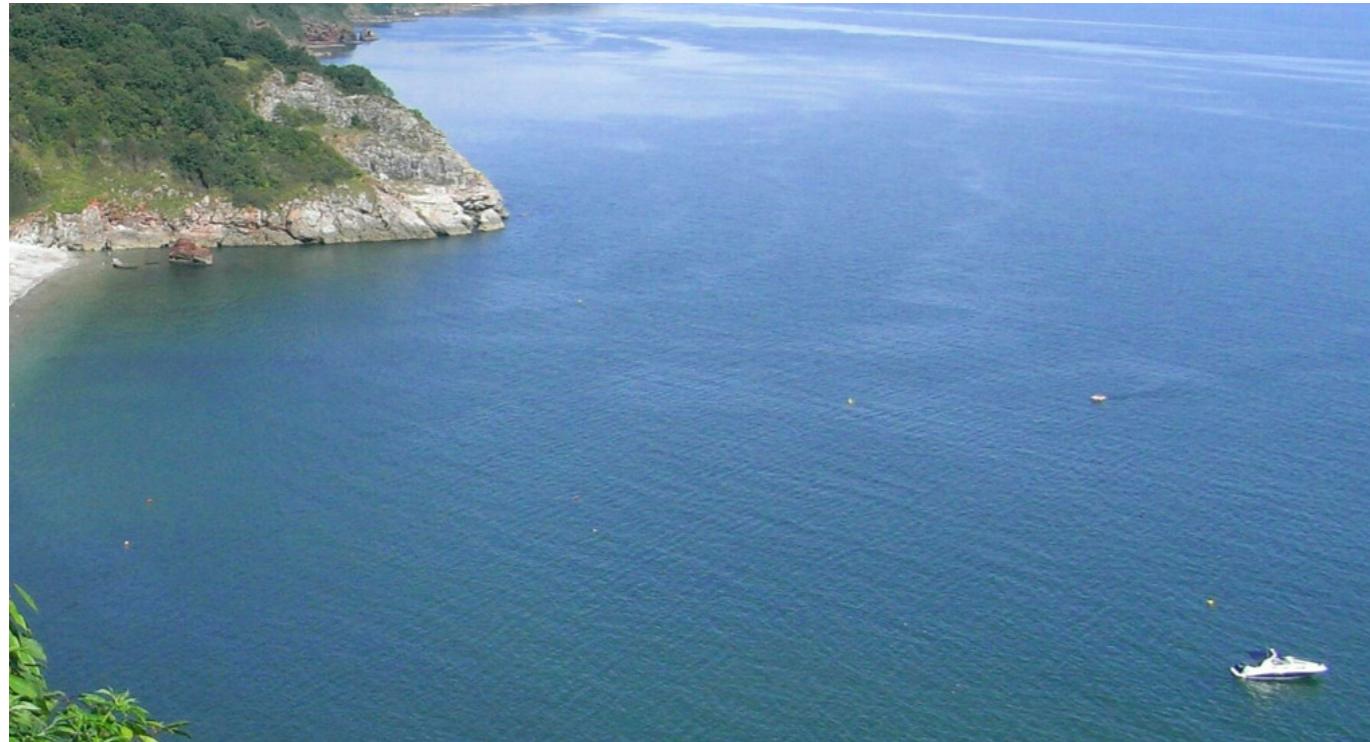
Energy Performance Rating Band (New rating to be confirmed. Previously in Band C.)

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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