



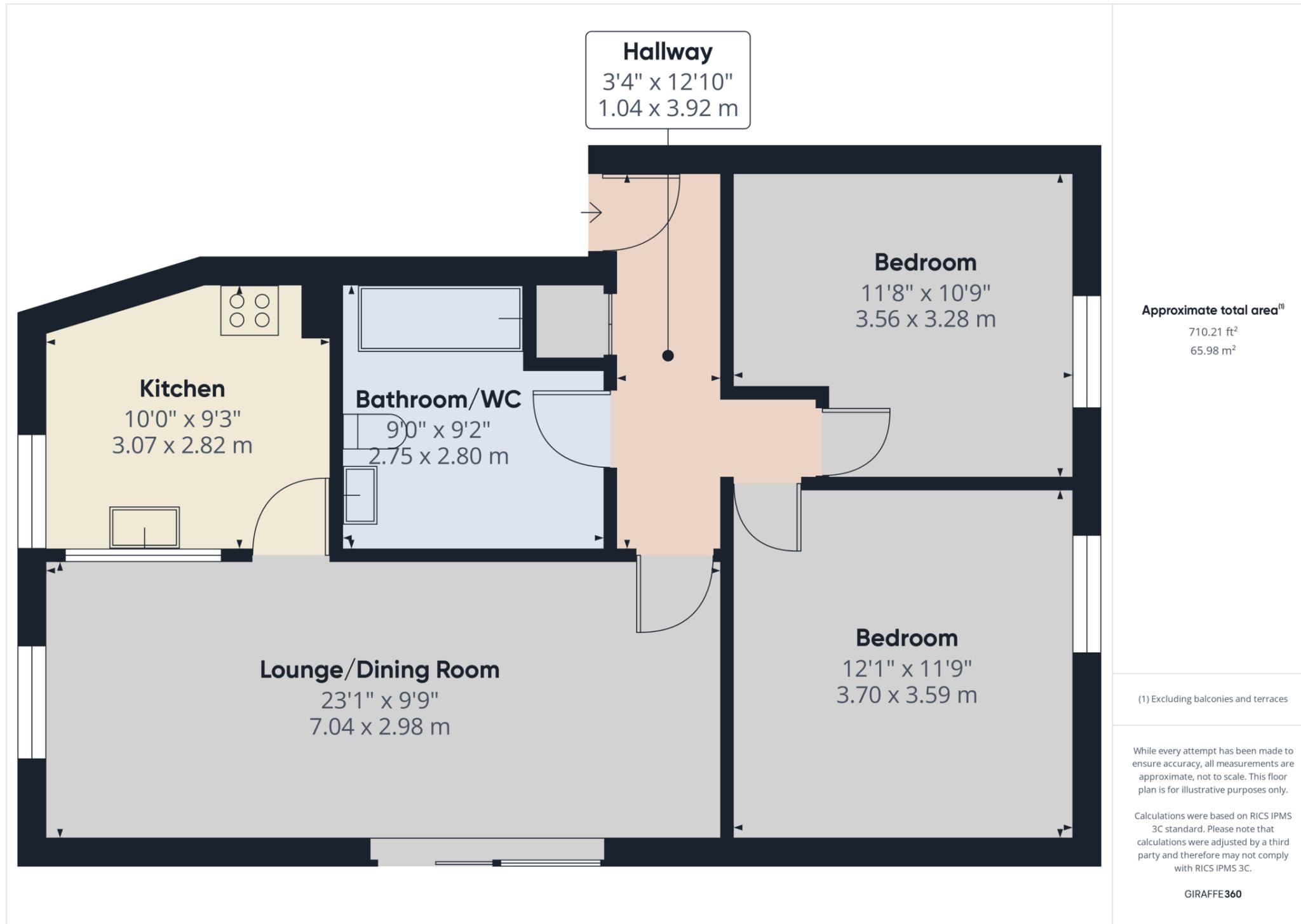
Ridgewater

Local • Independent • Experts

2 Bedroom Flat for Sale in Babbacombe, Torquay

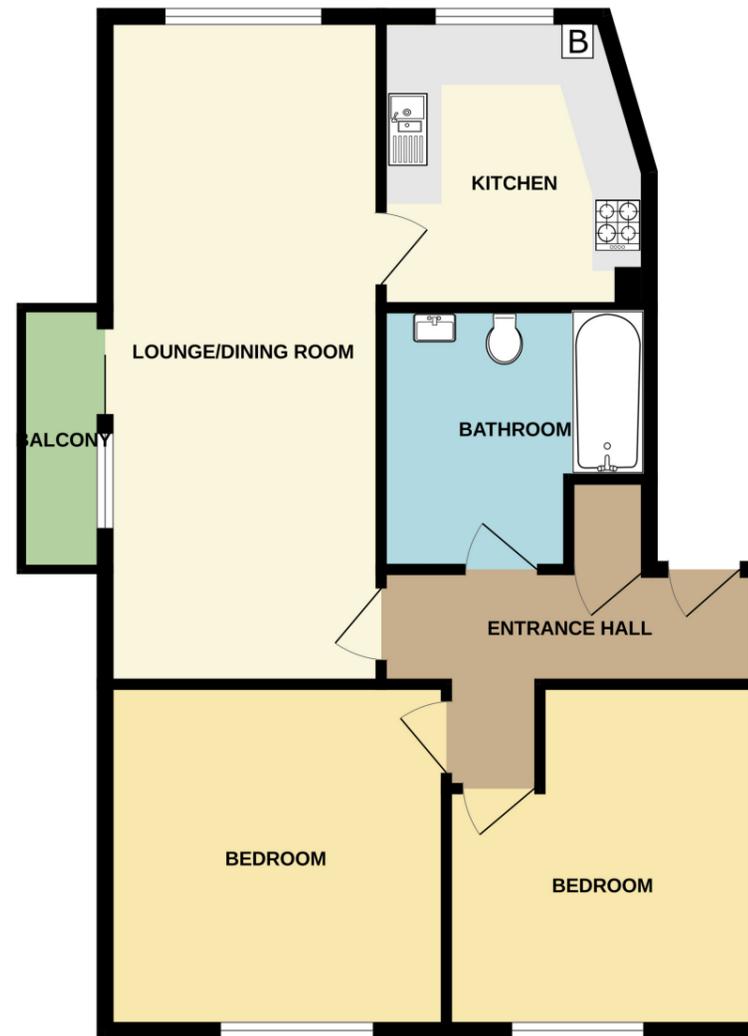
£142,000

FLOOR PLAN



FLOOR PLAN

ENTRANCE FLOOR
67.7 sq.m. (729 sq.ft.) approx.



TOTAL FLOOR AREA: 67.7 sq.m. (729 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DESCRIPTION

A spacious top floor flat in a detached block of purpose built flats situated within walking distance of the shopping facilities of Reddenhill Road and the well known Babbacombe Downs with it's lovely cliff top gardens and fabulous sea and coastal views across Lyme Bay. Also within easy walking distance are the comprehensive local shopping facilities of Babbacombe and St Marychurch, public transport to the main town centre, the open spaces of Cary Park with its bowling green and tennis courts, the golf club at Petitor, numerous churches and a local doctor's surgery.

The flat offers good sized, recently redecorated accommodation with newly fitted carpets and has gas fired central heating and double glazing. The flat enjoys pleasant views across the surrounding area towards Dartmoor in the distance from the lounge and kitchen. The lounge also has patio doors opening onto a balcony at the side of the building with pleasant outlooks over the surrounding area. There are two large double bedrooms, a good sized kitchen and a large bathroom/WC. Outside there are communal gardens and parking areas and an allocated parking space for the flat. The flat is being sold with the benefit of an extended lease. There is no onward chain.

Accommodation.

Main entrance door leads to the communal entrance lobby and hall. Stairs rise to first and second floors. A door opens to the flat.

Hall. Coved ceiling. Radiator. Entry phone handset. Built in storage cupboard with slatted shelving. Access to the loft space.

Lounge/Dining Room 23'1" x 9'9" (7.04m x 2.98m) Double glazed window giving pleasant open views across the surrounding area towards Dartmoor in the distance. Coved ceiling. Radiator. Television aerial and telephone points. Double glazed sliding patio doors opening to the

Balcony with a guard rail surround and views to the side over the surrounding area. Glazed door to the

Kitchen 10'0" x 9'3" (3.07m x 2.82m) Good range of fitted units comprising floor based cupboards and drawers under roll edge work top surfaces incorporating one and a half bowl sink unit. Matching wall cupboards and shelves. Built-in electric

oven and hob with a cooker hood above. Space for a washing machine and dishwasher. Ideal Logic combination gas fired boiler supplying the central heating and hot water. Part tiled walls. Coved ceiling. Radiator. Obscure glazed internal window. Double glazed window giving pleasant open views across the surrounding area towards Dartmoor in the distance.

Bedroom 1 12'1" x 11'9" (3.70m x 3.59m) Coved ceiling. Radiator. Double glazed window overlooking the grounds of Quinta House to the rear.

Bedroom 2 11'8" x 10'9" (3.56m x 3.28m) Coved ceiling. Radiator. Double glazed window overlooking the grounds of Quinta House to the rear.

Large Bathroom/WC. 9'2" x 9'0" (2.80m x 2.75m) Fitted with a coloured suite comprising panelled bath with a mixer tap and shower attachment above. Pedestal wash basin. Close couple W.C. Tiled walls. Radiator. Extractor fan. Mirror fronted cabinet. Strip light with a shaver socket. Coved ceiling.

Outside.

Well maintained communal lawn gardens and grounds the block with a drying area and a dustbin storage area.

Allocated Parking Space and a large additional visitors parking area.

General.

Tenure. Leasehold. The flat is being sold with the benefit of an extended lease 210 years from September 1983. We understand there is £60 ground rent per annum. Service charge approximately £2,000 per annum from January 2025. The property is managed by Crown Property Management.

We understand sub-letting is permitted but not holiday letting. Pets are allowed with permission from the managing agent.

Council Tax Band C £1,984.75 (2024/25).

Energy Performance Rating Band C.

Mains gas, electricity, water and drainage. Gas fired central heating.

Broadband and mobile – We understand that Ultrafast broadband is available in the area with mobile signal likely with O2, EE & Vodafone, limited with Three (according to the Ofcom website).

Flood Risk. Surface Water, Rivers and Sea Very Low, Ground water and Reservoirs unlikely (according to Gov.uk website).

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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