



**Ridgewater**

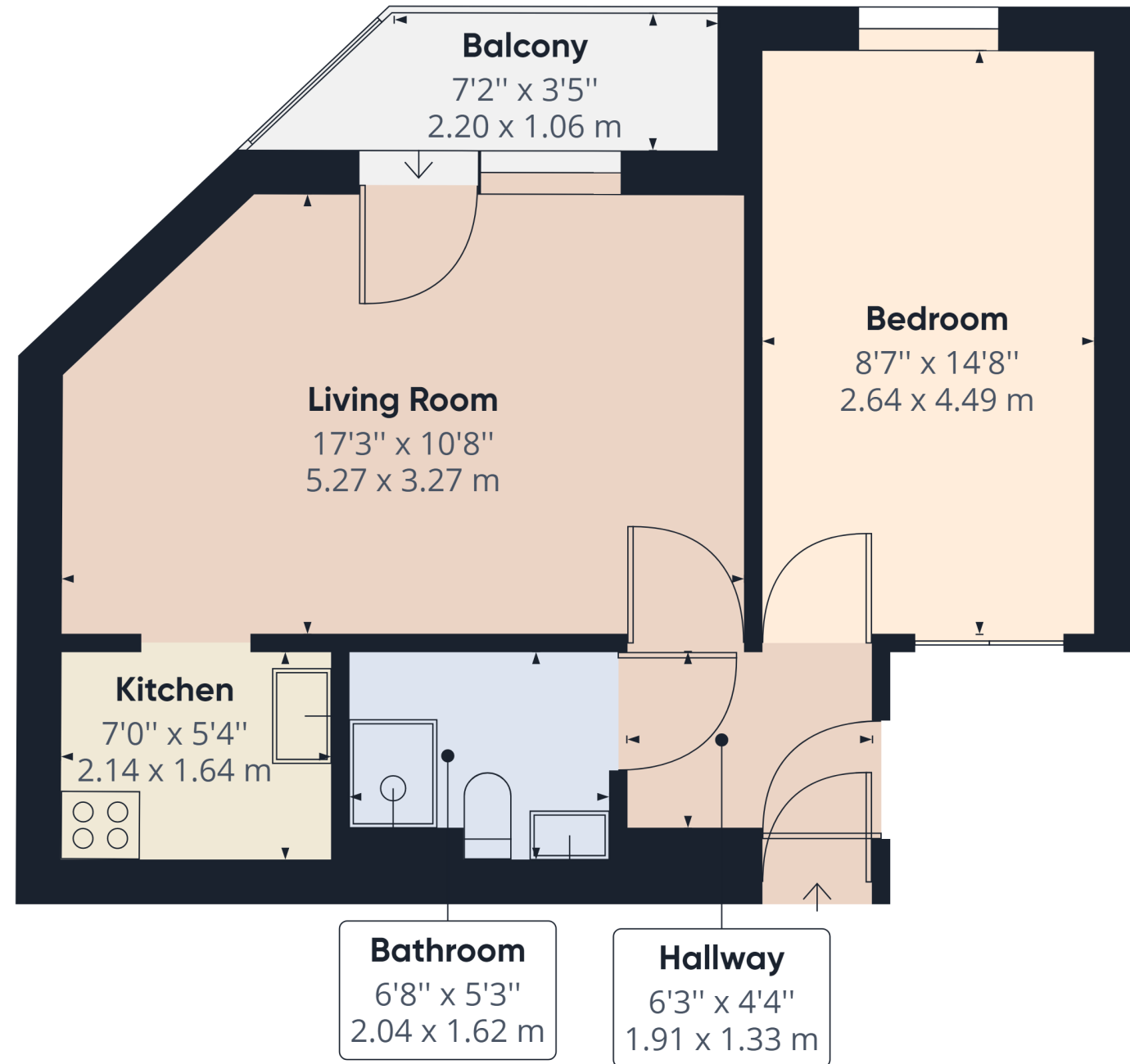
Local • Independent • Experts

**1 Bedroom Flat for Sale in Homecombe House,  
Babbacombe**

£130,000



# FLOOR PLAN



Approximate total area<sup>(1)</sup>  
414.56 ft<sup>2</sup>  
38.51 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 first floor purpose built retirement flat ideally located in a level position just behind and within a minutes walk of the well known Babbacombe Downs with its 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, the golf club at Petitor, numerous churches and a local doctors surgery.

The flat forms part of a development built by McCarthy and Stone and enjoys pleasant views over the communal lawn gardens. The flat is very well presented and has been refitted with a modern kitchen and shower room. There are double glazed windows and electric heating. Each apartment is self contained and so preserves complete independence and privacy, yet at the same time is wired for direct audio contact with the resident development manager and careline system. Other facilities include a residents lounge, guest suite, laundry room and resident development managers apartment.

Chain free. Viewing recommended.

## **Accommodation.**

Communal entrance from car park with security entry phone system. Secondary entrance from Babbacombe Road. Residents lounge, laundry room, stairs and lift to all floors.

Entrance door leading to the

**Entrance Hall.** Tunstall emergency intercom and pull cord. Telephone point. Smoke alarm. Coved ceiling. Large walk in airing/storage cupboard with slat shelving and insulated hot water cylinder. Electricity meter and consumer box.

**Lounge** 17'3" x 10'8" (5.27 x 3.27m). Large double glazed windows and a double glazed door opening to the balcony and enjoying a pleasant outlook over the communal lawn gardens. Entryphone handset. Emergency pull cord. Coved ceiling. Wall lighting. Television aerial point. Night storage/convactor heater.

**Covered Balcony** 7'2" x 3'5" (2.20 x 1.06m) with glazed guard rail enjoying views over the gardens.

An arched doorway opens to the

**Kitchen.** 7'0" x 5'4" (2.20 x 1.06m) Refitted with modern white floor base units comprising cupboards and drawers with roll edge marble effect worktop areas and an inset stainless steel sink unit with a mixer tap. Two ring electric hob. Space for a fridge. Extractor fan. Tiled surrounds.

**Bedroom.** 14'8" x 8'7" (4.49 x 2.64m) Double glazed window with a pleasant outlook over the communal lawn gardens. Large built in wardrobe with folding doors, hanging rail and shelves. Coved ceiling. Electric panel heater. Wall lighting.

**Shower Room/WC.** 6'8" x 5'3" (1.91 x 1.33m) Refitted with a modern white suite comprising a corner shower cubicle with glazed screens and a Triton electric shower unit over. Emergency call button. Close couple WC. Washbasin set in a vanity unit with a cupboard under. Chrome ladder style heated towel rail. Fluorescent light. Extractor fan. Coved ceiling. Part tiled walls.

**Outside** The property stands in well cared for gardens and grounds with a residents and visitors car park.

**General** Residue of 99 year lease from 1983/4 We are advised that the current service charge is £1,701.95 for six months which includes the building insurance and water rates. Ground rent was £220.81 for six months. It is a condition of purchase that all residents must be over the age of 60 years (or in the case of a couple, one must be over 60 years whilst the other must be over 55 years). Managing Agents are First Port Retirement Property Services.

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

Energy Performance Rating Band C

Under the Estate Agents Act. Please note the property is owned by a relative of a Ridgewater employee.

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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